

265/11958

Saturday, September 05, 2026

5:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18627

दिनांक: 05/09/2026

गावाचे नाव: सिताबर्डी

दस्तावेजाचा अनुक्रमांक: नगन2-11958-2026

दस्तावेजाचा प्रकार : विक्री करारनामा

मादर करणान्याचे नाव: कृष्णा दयाराम बडोदे

नोंदणी फी

रु. 28200.00

दस्त हाताळणी फी

रु. 2520.00

पृष्ठांची संख्या: 63

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:59 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक
नागपूर क्र. २

वाजार मूल्य: रु. 2811000 /-

मोवदला रु. 2750000/-

भरलेले मुद्रांक शुल्क : रु. 196800/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926058900968 दिनांक: 05/09/2026

वर्कचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 28200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009669232202627E दिनांक: 05/09/2026

वर्कचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

२०१५

Not Verified with Scroll



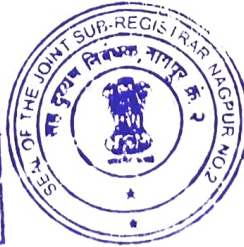
CHALLAN
MTR Form Number-6



MH009669232202627E		BARCODE		Date	05/09/2026-11:21:54	Form ID	25.2
Agent Inspector General Of Registration Stamp Duty and Registration Fee together of Payment Registration Fee				Payer Details			
e Name NGP2_JT NAGPUR SUB REGISTRAR				TAX ID / TAN (If Any)			
ation NAGPUR				PAN No.(If Applicable)		AACXXXXXXG	
2026-2027 One Time				Full Name		RAI UDYOG LTD	
Account Head Details		Amount In Rs.		Flat/Block No.		408 RAI TOWER	
0046401 Stamp Duty		196800.00		Premises/Building		SITABULDI	
0063301 Registration Fee		28200.00		Road/Street			
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 0 1	
				Remarks (If Any)			
				SecondPartyName=KRUSHNA BADODE~			
				Amount In			
				Two Lakh Twenty Five Thousand Rupees Only			
		2,25,000.00		Words			
Total							
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02003942026090500108	1507776934
Cheque/DD No.				Bank Date	RBI Date	05/09/2026-11:23:05	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.
प्रदत्त चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-२
११९५८/२०२६
१/६३



नगन-२
११९५८/२०२६
३/६३



AGREEMENT TO SELL

SHOP NO. 408

ON FOURTH FLOOR

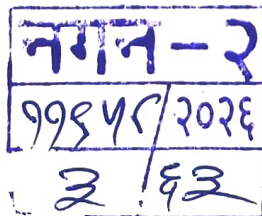
CONSIDERATION VALUE AT RS. 27,50,000/-

MARKET VALUE AT RS. 28,11,000/-

THIS AGREEMENT TO SELL IS MADE AT NAGPUR ON THIS 05TH DAY OF SEPTEMBER 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. KRUSHNA S/O MR. DAYARAM BADODE aged about **46 Years**, Occupation: - **Advocate**, R/o: - **Ho. No. 980/16, Om Shri Gurusai Gruha Nirman, VTC Dahha, Wadi, Hingna, Nagpur-440023**. 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: AVZPB7835L]**



MANNER OF PAYMENT

SR.NO.	AMOUNT	BY CHQ/UPI	DATE	BANK NAME
1	5,500/-	Cash	14/07/2026	
2	1,00,000/-	UTR-2026080910188931	09/08/2026	Bank of Baroda
3	2,00,000/-	UTR-2026081010466554	10/08/2026	Bank of Baroda
4	2,00,000/-	UTR-MBK/623161595216	19/08/2026	Bank of Baroda
5	2,00,000/-	UTR-MBK/623270957416	20/08/2026	Bank of Baroda
6	2,44,500/-	000016	27/08/2026	Bank of Baroda
Total =	Rs. 9,50,000/-			

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

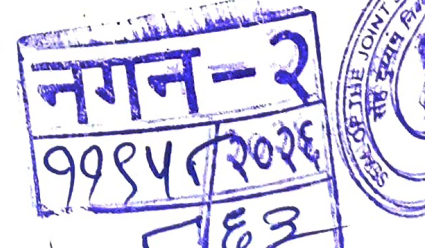
Balance of **Rs. 18,00,000/- [Rupees Eighteen Lacs Only]** shall be paid by the PURCHASER to SELLER/DEVELOPER in the following manner given below in addition to applicable taxes as per state and central government norms, charges, levies and municipal dues.

MANNER OF PAYMENT

Rs. 4,25,000/- [Rupees Four Lacs Twenty-Five 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. 6,87,500/- [Rupees Six Lacs Eighty-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. 5,50,000/- [Rupees Five Lacs Fifty 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.



31. THAT, the property hereby sold is believed and shall be taken to be correct 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. 408 on Fourth Floor** in the Scheme to be named and styled as **"RAI TOWER"** area admeasuring about **24.98 Sq.Mtr. i.e. 268.885 Sq.Ft.** of Carpet area & **26.890 Sq.Mtr. i.e. 289.444 Sq.Ft.** Built-up area along with the price of Undivided Share **0.41%** All that piece and parcels 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. 63, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-District. Nagpur, bounded as under: -

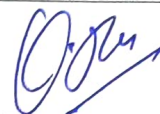
IT IS PLOT BOUNDED AS UNDER:

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. KRUSHNA DAYARAM BADODE PURCHASER

WITNESS - 1  , WITNESS - 2 



नगन-२
११९५/२०२६
१६/६३

