

460
Day, August 21, 2026
3:02 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 14662 दिनांक: 21/08/2026

गावाचे नाव: नागपूर (बास)
दस्तऐवजाचा अनुक्रमांक: नगन3-10460-2026
दस्तऐवजाचा प्रकार: बैग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: भारती श्रीकृष्ण फुलमाली

DELIVERED

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 42

रु. 30000.00
रु. 1680.00

एकूण:

रु. 31680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:21 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 3730000/-
मोबदला रु. 4300000/-
भरलेले मुद्रांक शुल्क : रु. 301000/-

सह दुय्यम निबंधक
नागपूर क्र 3

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826209414389 दिनांक: 21/08/2026
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008700730202627E दिनांक: 21/08/2026
बँकेचे नाव व पत्ता:

Handwritten signature



CHALLAN
MTR Form Number-6



GRN MH008700730202627E		BARCODE		Date 20/08/2026-15:29:34		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 Registration Fee				PAN No.(If Applicable)		AAZXXXXXXD	
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		Bharti S Fulmali	
Location NAGPUR				Flat/Block No.		CTS No 194 Flat No 401	
Year 2026-2027 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			301000.00		Mouza - Nagpur		
0030063301 Registration Fee			30000.00		Area/Locality		
					Nagpur		
					Town/City/District		
					PIN		
					4 4 0 0 0 9		
					Remarks (If Any)		
					PAN2=AKNPP2436Q~SecondPartyName=Sohan S Batra and others		
					through POA~		
					Amount In		
					Three Lakh Thirty One Thousand Rupees Only		
Total			3,31,000.00		Words		
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02003942026082000515		1505617039	
Cheque/DD No.				Bank Date		RBI Date	
				20/08/2026-15:31:25		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.

Mobile No. : XXXXXX6833

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

नगन-३
१०४६०/२०२६
१/४२



Stamp Duty ₹ 3,01,000/-
Reg. Fees ₹ 30,000/-

Item No. 1.88/312
Govt. Rate ₹ 52,560/- per Sq.Mtr.

WITHIN THE JURISDICTION OF JT.SUB-REGISTRAR OFFICE, NAGPUR (CITY)

AGREEMENT TO SELL

In respect of Apartment / Flat / Block No. 401
on the Fourth Floor of a Building known & styled as -

“RAVINDRA HEIGHTS”

Sale Consideration of ₹ 43,00,000/-

Market Value of ₹ 37,30,000/-

नगन-३	
१०४६०	२०२६
३	४२



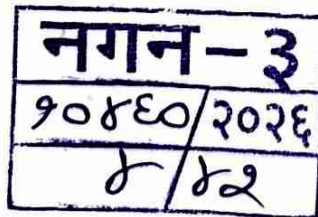
This AGREEMENT TO SELL is executed on this 21st day
of August, 2026 at Nagpur.

BETWEEN

- 1) **Mr. Sohan @ Sohanlal Santlal Batra**
Aged about 68 Years, Occupation – Business
(PAN – ACLPB 3451 B)
(Aadhaar No. 9812 1950 2797)
(Mob. No. 99 6049 4661)
- 2) **Mr. Rajkumar Santlal Batra**
Aged about 59 Years, Occupation – Business
(PAN – ACIPB 6645 E)
(Aadhaar No. 2172 8651 8255)
- 3) **Mr. Ashokkumar @ Arjun Santlal Batra**
Aged about 66 Years, Occupation - Business
(PAN – ACGPB 9770 Q)
(Aadhaar No. 7898 6594 5114)
- 4) **Mr. Dineshkumar Santlal Batra**
Aged about 53 Years, Occupation – Business
All R/o. 110 & 112, Reshimbagh, Nagpur – 440 009.
(PAN – ACGPB 9771 R)
(Aadhaar No. 8495 2759 7793)

Through their Power of Attorney Holder -

- 1) **Mr. Anand Ravindra Palandurkar**
Aged about 51 Years, DOB- 27/09/1974
Occupation – Business
(PAN - AKNPP 2436 Q)
(Aadhaar No. 9334 8334 5181)
(Mobile No. 79 727 31179)



2) Mr. Amol Ravindra Palandurkar

Aged about 49 Years, DOB- 27/04/1977

Occupation – Business

Both R/o. 488-B, Gadikhana,

Tilak Putla, Mahal, Nagpur-440 032.

(PAN - AMEPP 2424 P)

(Aadhaar No. 9431 2188 3844)

(Mobile No. 91 468 54060)

Hereinafter referred to as the "VENDOR/S" which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said "VENDOR/S", as well as his/her/their heirs, legal representatives, executors, administrators, successors, assigns and attorneys of the **FIRST PART; AND**

Miss Bharti Shrikrushna Fulmali

Aged about 31 Years, DOB – 11/10/1994,

Occu. - Service

R/o. Galli No. 2, Near Bhimtekadi, Uttam Nagar,

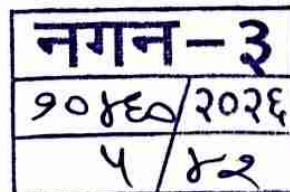
Rukhmini Nagar, Amravati – 444 606.

(PAN – AAZPF 2108 D)

(Aadhaar No. 6428 8730 4241)

(Mob. No. 80 876 46833)

Hereinafter referred to as the "PURCHASER/S" which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said "PURCHASER/S" as well as his/her/their heirs, legal representatives, executors, administrators, successors and assigns and attorneys of the **SECOND PART; AND**



- 1) **Mr. Anand Ravindra Palandurkar**
Aged about 51 Years, DOB - 27/09/1974
Occupation - Business
(PAN - AKNPP 2436 Q)
(Aadhaar No. 9334 8334 5181)
(Mobile No. 79 727 31179)
- 2) **Mr. Amol Ravindra Palandurkar**
Aged about 49 Years, DOB - 27/04/1977
Occupation - Business
Both R/o. 488-B, Gadikhana,
Tilak Putla, Mahal, Nagpur - 440 032.
(PAN - AMEPP 2424 P)
(Aadhaar No. 9431 2188 3844)
(Mobile No. 91 468 54060)

Hereinafter referred to as the **"CONFIRMING PARTY"** which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said **"DEVELOPERS PARTY / CONFIRMING PARTY"**, as well as his/her/their heirs, legal representatives, executors, administrators, successors and assigns and attorneys of the of the **THIRD PART**;

Where the context so they require, words & expression referring to the Parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

Whereas, the Vendor/s are the joint & an absolute owners of ALL THAT piece and parcel of land bearing **Plot No. 112** in Industrial Basti Scheme of NIT, containing by total admeasuring **2520.00 Sq.Ft. (or 234.150 Sq.Mtr.)** (as per Lease Deed) and **225.0 Sq.Mtr.** (as per Property Card / Akhiv Patrika), being a portion of the entire land bearing **Survey / Khasra No. 558** of Mouza - Nagpur, having **Mpl. Corp. House No. 916, Sheet No. 312, City Survey No. 194**, Situated at - Ward No. 13, Division - South, Reshimbagh, Nagpur, within the limits of N.I.T. & N.M.C. Nagpur, Tehsil and District Nagpur (Hereinafter referred to as **'The Said Property'**).

नगन-३	
१०४६०	२०२६
६	४२



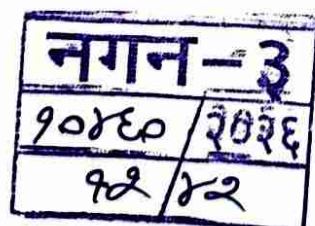
(15) THAT, the Vendor has No Objection if the Purchaser taking loan from the financial institution/bank for purchasing the said property and it is further undertakes by the Vendor that she shall co-operate and provide necessary documents for the same.

(16) THAT, all expenses on account of preparation of this agreement printing charges payment of stamp duty, registration fees and advocate fees etc. are borne and paid by Purchaser/s.

SCHEDULE OF PROPERTY

ALL THAT R.C.C. Superstructure Comprising of Apartment / Flat / Block No. 401 on the Fourth Floor, Covering a Built-up Area of 51.849 Sq.Mtrs. & Super Built-up Area of 70.934 Sq.Mtrs. in a building known & Styled as "RAVINDRA HEIGHTS", togetherwith the 12.341% Undivided Share & Interest in land bearing Plot No. 112 in Industrial Basti Scheme of NIT, containing by total admeasuring 2520.00 Sq.Ft. (or 234.150 Sq.Mtrs.) (as per Lease Deed) and 225.0 Sq.Mtrs. (as per Property Card / Akhiv Patrika), being a portion of the entire land bearing Survey / Khasra No. 558 of Mouza - Nagpur, having Mpl. Corp. House No. 916, Sheet No. 312, City Survey No. 194, Situated at - Ward No. 13, Division - South, Reshimbagh, Nagpur, within the limits of N.I.T. & N.M.C. Nagpur, Tehsil and District Nagpur and the said Plot of land is bounded as under :-

On the East	-	Plot No. 111
On the West	-	Plot No. 113
On the North	-	Road
On the South	-	Plot No. 101



respecti
attest

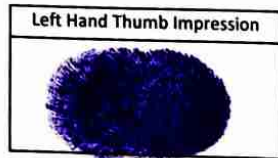
IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this Agreement to Sell before the following attesting witnesses the day & Year on the first abovementioned.

I, Ravindra Zite do hereby states that this instrument is drafted by me as per the instructions and documents provided by the parties hereto.

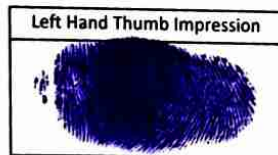
WITNESSES :



1) Vikal M. Gane
Name : Vikal M. Gane
Age 58 Yrs., Occupation -
Add. : Gadikhana Mahel
Nagpur - 46
(Adhaar No. _____)



2) Harsha P. Bokde
Name : HARSHA P. BOKDE
Age 35 Yrs., Occupation - COACH
Add. : Reshumbagh, Nagpur
(Adhaar No. 927919363825)



1) Mr. Sohan @ Sohanlal S. Batra
2) Mr. Rajkumar S. Batra
3) Mr. Ashokkumar @ Arjun S. Batra
4) Mr. Dineshkumar S. Batra Through
their POA Holder & Confirming Party -

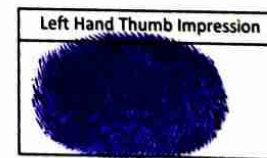
1) [Signature]
(Mr. Aanand Ravindra Palandurkar)



2) [Signature]
(Mr. Amol Ravindra Palandurkar)
"Vendor/s / Confirming Party"



(Miss Bharti Shrikrushna Fulmali)
"Purchaser/s"



नगन-३
१०४६०/२०२६
१३/४२

