

267/6284

नॉदणी क्र.: 39म

Thursday, July 13, 2023

Regn.: 39M

3:16 PM

पावती क्र.: 9380 दिनांक: 13/07/2023

गावाचे नाव: मानकापूर

दस्तावेजाचा अनुक्रमांक: नगन4-6284-2023

दस्तावेजाचा प्रकार: विकसनकरारनामा

मादर कम्पान्याचे नाव: आरपीएम इन्फ्राव्हेचर्स प्रा.लि. तर्फे अधिकृत संचालक श्री प्रसन्ता प्रकाशचंद्र उर्फ प्रकाश

मिश्रा

नॉदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

**DELIVERED**

एकूण:

रु. 30640.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मुची-२ अंदाजे  
3:35 PM ह्या वेळेस मिळेल.सह दुय्यम निबंधक ७५४१  
नागपूर शहर क्र. ४

वाजार मूल्य: रु. 20158000/-

मोबदला रु. 0/-

भगलेने मुद्रांक शुल्क: रु. 1008000/-

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

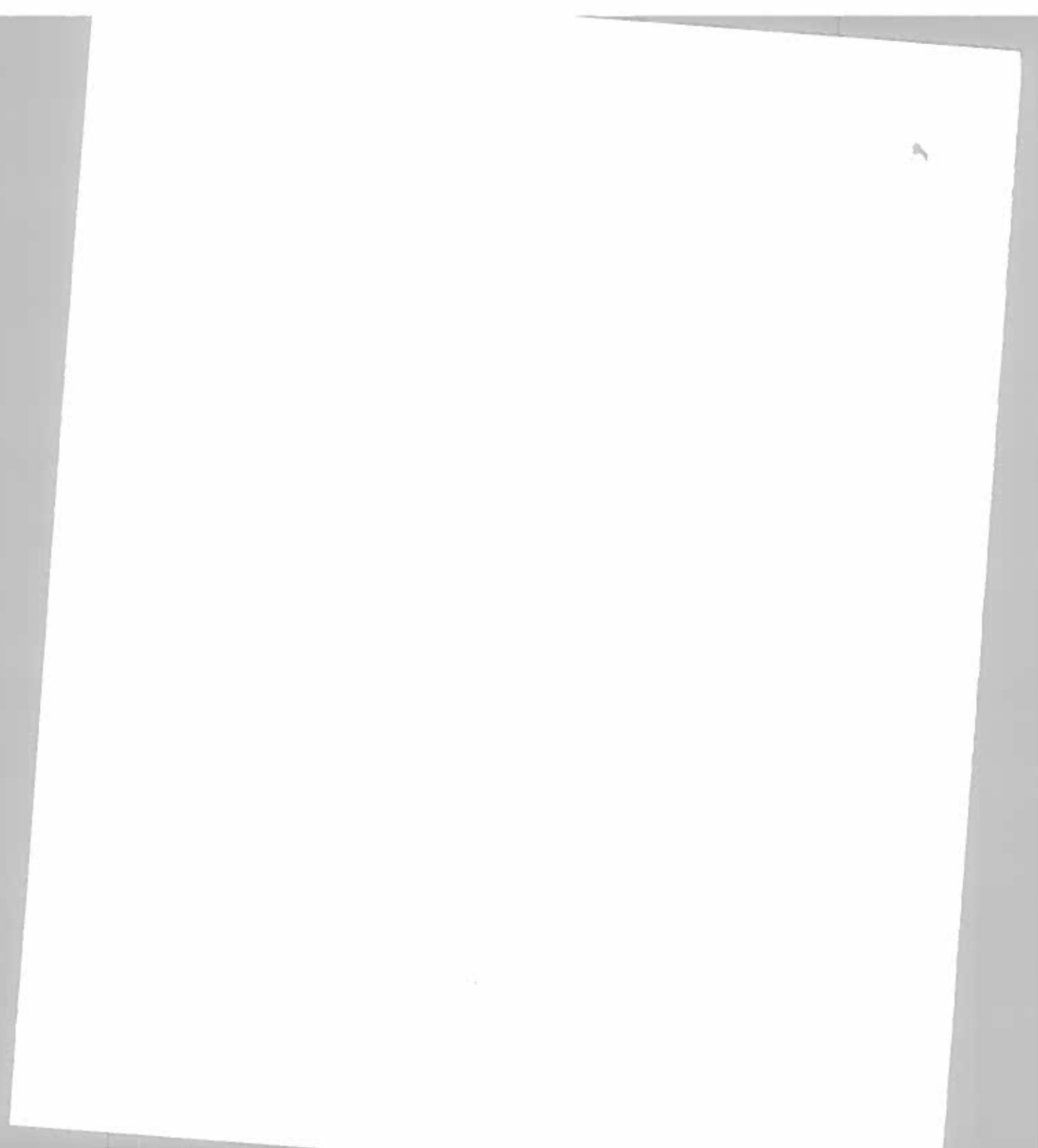
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1307202301320 दिनांक: 13/07/2023

वर्कचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005088110202324E दिनांक: 13/07/2023

वर्कचे नाव व पत्ता:





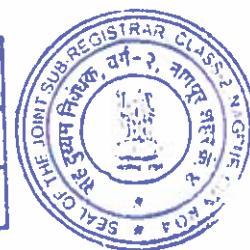
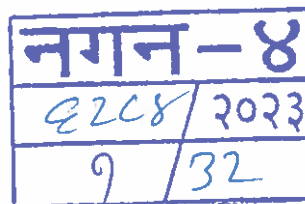
**CHALLAN**  
**MTR Form Number-6**



|                                                       |                    |                |  |  |  |  |                      |  |                                          |                     |                 |  |                                            |      |  |  |                       |  |
|-------------------------------------------------------|--------------------|----------------|--|--|--|--|----------------------|--|------------------------------------------|---------------------|-----------------|--|--------------------------------------------|------|--|--|-----------------------|--|
| <b>GRN</b>                                            | MH005088110202324E | <b>BARCODE</b> |  |  |  |  |                      |  | <b>Date</b>                              | 12/07/2023-17:04:33 |                 |  | <b>Form ID</b>                             | 25.2 |  |  |                       |  |
| <b>Department</b> Inspector General Of Registration   |                    |                |  |  |  |  |                      |  | <b>Payer Details</b>                     |                     |                 |  |                                            |      |  |  |                       |  |
| <b>Type of Payment</b> Stamp Duty<br>Registration Fee |                    |                |  |  |  |  |                      |  | <b>TAX ID / TAN (If Any)</b>             |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  | <b>PAN No.(If Applicable)</b>            |                     |                 |  |                                            |      |  |  |                       |  |
| <b>Office Name</b> NGP4_JT NAGPUR NO 4 SUB REGISTRAR  |                    |                |  |  |  |  |                      |  | <b>Full Name</b>                         |                     |                 |  | RPM INFRAVENTURES PRIVATE LIMITED          |      |  |  |                       |  |
| <b>Location</b> NAGPUR                                |                    |                |  |  |  |  |                      |  |                                          |                     |                 |  |                                            |      |  |  |                       |  |
| <b>Year</b> 2023-2024 One Time                        |                    |                |  |  |  |  |                      |  | <b>Flat/Block No.</b>                    |                     |                 |  |                                            |      |  |  |                       |  |
| <b>Account Head Details</b>                           |                    |                |  |  |  |  | <b>Amount In Rs.</b> |  | <b>Premises/Building</b>                 |                     |                 |  |                                            |      |  |  |                       |  |
| 0030046401 Stamp Duty ✓                               |                    |                |  |  |  |  | 1008000.00           |  | <b>Road/Street</b>                       |                     |                 |  | MOUZA MANKAPUR                             |      |  |  |                       |  |
| 0030063301 Registration Fee ✓                         |                    |                |  |  |  |  | 30000.00             |  | <b>Area/Locality</b>                     |                     |                 |  | NAGPUR                                     |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  | <b>Town/City/District</b>                |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  | <b>PIN</b>                               |                     |                 |  | 440030                                     |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  | <b>Remarks (If Any)</b>                  |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  | SecondPartyName=PRATAP NIRMALSINGH RANA- |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  |                                          |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  |                                          |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  |                                          |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  |                                          |                     |                 |  |                                            |      |  |  |                       |  |
|                                                       |                    |                |  |  |  |  |                      |  | <b>Amount In</b>                         |                     |                 |  | Ten Lakh Thirty Eight Thousand Rupees Only |      |  |  |                       |  |
| <b>Total</b>                                          |                    |                |  |  |  |  | 10,38,000.00         |  | <b>Words</b>                             |                     |                 |  |                                            |      |  |  |                       |  |
| <b>Payment Details</b> IDBI BANK                      |                    |                |  |  |  |  |                      |  | <b>FOR USE IN RECEIVING BANK</b>         |                     |                 |  |                                            |      |  |  |                       |  |
| <b>Cheque-DD Details</b>                              |                    |                |  |  |  |  |                      |  | <b>Bank CIN</b>                          |                     | <b>Ref. No.</b> |  | 69103332023071219952                       |      |  |  | 2817942032            |  |
| <b>Cheque/DD No.</b>                                  |                    |                |  |  |  |  |                      |  | <b>Bank Date</b>                         |                     | <b>RBI Date</b> |  | 12/07/2023-18:25:17                        |      |  |  | Not Verified with RBI |  |
| <b>Name of Bank</b>                                   |                    |                |  |  |  |  |                      |  | <b>Bank-Branch</b>                       |                     |                 |  | IDBI BANK                                  |      |  |  |                       |  |
| <b>Name of Branch</b>                                 |                    |                |  |  |  |  |                      |  | <b>Scroll No. , Date</b>                 |                     |                 |  | Not Verified with Scroll                   |      |  |  |                       |  |

Department ID : Mobile No. : 9503727893  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Frank*



|           |
|-----------|
| नगन-४     |
| ६२८४/२०२३ |
| २/३२      |



**AGREEMENT OF DEVELOPMENT**  
**VALUED AT RS.2,01,58,000.00 ONLY**  
**AS PER READY RECKONER**

THIS AGREEMENT OF DEVELOPMENT is made on this 13<sup>th</sup> day of JULY, 2023  
 BETWEEN: (1) SHRI. PRATAP S/o NIRMALSINGH RANA, Aged: 68 years,  
 Occupation- Retired, PAN AGLPR3709G, AADHAR UID: 5331 2307 1103, Mobile No.  
 9850363154 AND (2) SHRI. SHYAM S/o NIRMALSINGH RANA, Aged 66 years,  
 Occupation – Private, PAN BROPR7291G, ADDHAR UID- 4649 7933 0248, Mobile No.  
 7709124891, Both Residents of Plot No. 4, Amrut Colony, Mankapur Ring Road,  
 NAGPUR- 440030. Tahsil and District NAGPUR, hereafter both jointly called the  
**OWNERS**, which expression shall, Unless repugnant to the context or meaning thereof  
 always mean and include the said **OWNERS**, as well as, their respective heirs, legal  
 representatives, executors, administrators, successors and assigns of the **ONE PART**,

**AND**

|              |      |
|--------------|------|
| <b>नगन-४</b> |      |
| २२/७/२०२३    | ३/३२ |



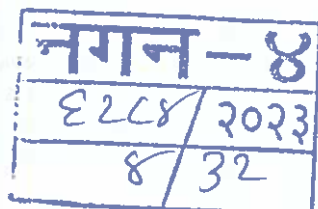
**RPM INFRAVENTURES PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U68100MH2023PTC401192, having its Registered Office at 104-105,VCA Complex, Civil Lines, Nagpur-440001 (Income Tax PAN AAMCR6074Q) and acting through its Authorised Director **SHRI. PRASANTA S/o PRAKASHCHANDRA alias PRAKASH MISHRA**, Aged about 58 Years, Occupation – Business, PAN AASPM7916P AADHAR UID 9417 0576 4404, Resident of Plot No. 6, Flat No. 301, Park Residency, Katol Road, Behind Reliance Petrol Pump, Raj Nagar, Nagpur-440013, Tahsil and District – NAGPUR, hereinafter called the “**DEVELOPER**”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**COMPANY**” and its “**DIRECTORS**”, as well as, its liquidators, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THOSE piece and parcel of land bearing kh. Nos. 26/1 and 17/2, of Mauza – MANKAPUR, P.S.K. 11 having an area of 1012 Hectares and 1.22 Hectares respectively, situated at Mankapur, Nagpur in Thasil and District- NAGPUR, Originally belonged to Smt. Vimlabai A.S. Accquvila having purchased the same by her from Shri. KanthiramChanduDhongde, by a Sale Deed Dated 20-05-1948, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No.1, Volume No. 99 on Pages 259 to 261 at Sr. No. 1223 on 26/05/1948 AND

WHEREAS the aforesaid Smt. Vimalbai A.S. Accquvila prepared a Plan of the layout for the said kh. Nos. 26/1 and 17/2 of MOUZA – MANKAPUR, P.S.K. 11 consisting of various Plots of different sizes therein; AND

WHEREAS the aforesaid Smt. Vimalbai A.S. Accquvila later on transferred ALL THAT Piece and Parcel of land bearing Plot No. 5-A containing by admeasurement 6000 Sq. Ft. (OR 557.41 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 26/1 of MAUZA-MANKAPUR, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 277 and Sheet No. 524 & 525 of Mauza - Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, by way of sale to Srhi. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana, the Owners named hereinabove, by a Sale Deed Dated 23/02/1982, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1, in Book No.1, at Sr. No. 1053 on even date. As a result therefore the Owners have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS the aforesaid Plot No. 5-A is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur; AND



WHEREAS for Regularisation and Development of the said Plot No. 5-A from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the Owners named hereinabove had applied to the Nagpur Improvement Trust, Nagpur for the same. They also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS consideration the application of the Vendor and also on receipt of the Development charges as demanded by it from her, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 5-A and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (N), Nagpur Improvement Trust, Nagpur vide his Permit No. 391 Dated 03-03-2022 in Case No. 20071201275 and Layout No. 1900/Mank/1310. As per the regularisation Letter Dated 03-03-2022 the area of the said Plot No. 5-A is shown and declared as 500.019 Sq. Mtrs. instead of 557.41 Sq. Mtrs. Thus the area of the said Plot is at present 500.019 Sq. Mtrs.; AND

WHEREAS THE Owners later on constructed a structure on the said Plot No.5-A covering a Built-up area of 77.22 Sq Mtrs. Bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 524 & 525 of Mauza – Mankapur; AND

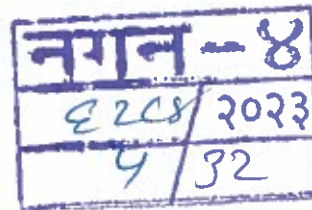
WHEREAS for cogent reason and good causes the Owners have now jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by separate Apartment therein; AND

WHEREAS having no experience about the building construction activities, the Owners have now decided to entrust the entire work of Development of the said property to any well experienced builder of the City; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabove named having expressed its desire willingness to undertake the proposed work of Development the Owners after detail negotiations have now agreed to develop & sell the aforesaid property to the Developer and/or it's nominees upon the following terms and conditions.

**NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO FOLLOWS:-**

- 1) THAT the OWNERS does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agreed to DEVELOP the property comprising ALL THAT Piece and parcel of land bearing Plot No. 5-A containing by admeasurement 500.019 Mtrs. being a portion of the entire land bearing Kh. No. 26/1 of MAUZA –

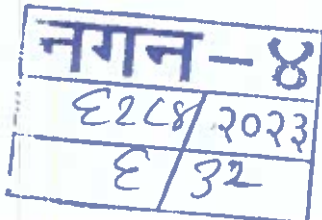


MANKAPUR, P.S.K. 11 together with the existing structure standing thereon, including all connections, fittings, and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 524 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 61 in Tahsil and District- NAGPUR, which is more particularly described in the Schedule hereunder written.

2) THAT the Monetary Consideration agreed is Rs. 47,00,000/- (Rupees Forty Seven lakhs) only. Which the Developer has specifically agreed to pay and to adjust in the cost of two Apartments to be given to the both Owners in the following manner:-

**MANNER OF PAYMENT:-**

- |                 |                                                                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rs. 1,00,000=00 | (Rupees One Lakh) only paid by the Developer to the Owners (favouring Shri. Pratap Nirmalsingh Rana) by Cheque No. 759947 Dated 25-05-2023 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.                                      |
| Rs. 1,00,000=00 | (Rupees One Lakh) only paid by the Developer to the Owners (favouring Shri. Shyam Nirmalsingh Rana) by Cheque No. 759948 Dated 25-05-2023 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.                                       |
| Rs. 7,50,000=00 | (Rupees Seven Lakh Fifty Thousand) only shall be paid by the Developer to the Owners (favouring Shri. Pratap Nirmalsingh Rana) by Post Dated Cheque No. 759951 Dated 20-12-2023 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners. |
| Rs. 7,50,000=00 | (Rupees Seven Lakh Fifty Thousand) only shall be paid by the Developer to the Owners (favouring Shri. Shyam Nirmalsingh Rana) by Cheque No. 759952 Dated 20-12-2023 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.             |
| Rs. 7,50,000=00 | (Rupees Seven Lakh Fifty Thousand) only shall be paid by the Developer to the Owners (favouring Shri. Pratap Nirmalsingh Rana) by Cheque No. 759953 Dated 30-06-2024                                                                                                                     |



Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 7,50,000=00 (Rupees Seven Lakh Fifty Thousand) only shall be paid by the Developer to the Owners (favouring Shri. Shyam Nirmalsingh Rana) by Cheque No. 759954 Dated 30-06-2024 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

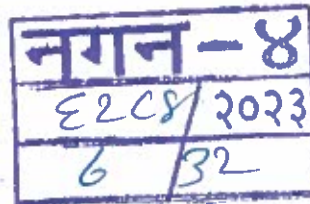
Rs. 7,50,000=00 (Rupees Seven Lakh Fifty Thousand) only shall be paid by the Developer to the Owners (favouring Shri. Pratap Nirmalsingh Rana) by Cheque No. 759955 Dated 20-12-2024 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 7,50,000=00 (Rupees Seven Lakh Fifty Thousand) only shall be paid by the Developer to the Owners (favouring Shri. Shyam Nirmalsingh Rana) by Cheque No. 759956 Dated 20-12-2024 Drawn on State Bank of India, Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

**Rs.47,00,000=00 ( TOTAL RUPEES FORTY SEVEN LAKH) ONLY.**

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THAT in addition to the aforesaid Monetary Consideration, the Developer has further specifically agreed to construct at its own cost 2 ( Two) Apartments, each covering a Built-up area of 119.37 Sq. Mtrs. on one each on the FIRST and SECOND FLOOR of a Multistoried Building proposed to be constructed on the said plot of land in accordance with the Plan and to give, grant and convey the same to the Owners No. 1 and 2 hereinabove named, in duly finished and completed condition strictly within 24 ( TWENTY FOUR) months from the date of this Agreement. The Apartment No. 102 on First Floor is agreed to be retained by Owner No.1 namely Shri. Pratap Nirmalsingh Rana and the Apartment No. 202 on Second Floor is agreed to be retained by Owner No.2 Shri. Shyam Nirmalsingh Rana. The cost of the both TWO Apartments chosen to be retained by the Owners is fixed as Rs. 1,05,00,000/- (Rupees One Crore Five Lakh) only (Rs.52,50,000/- + Rs.52,50,000/-) only as cost of each Apartment (Flat ) of Both the Owners respectively) only (which is not payable to the Developer by the Owners as adjusted in the total amount of Agreement) and the same is not subject to any increase inspite of raise in prices of various building materials over the basic rates. However the Owners hereby undertake to pay the difference for the external/additional facilities and specifications which are not covered under the Annexure-A appended hereto to the Developer well



before taking over the actual physical possession of the said Apartments and shall always indemnify the Developer against such payments.

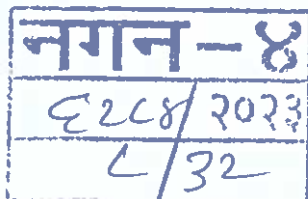
THAT the cost of additional FSI to be used in the construction shall be borne and paid by the Developer.

THAT it is specifically understood and agreed by the Developer that it shall be sole liability and responsibility of Developers to pay the Stamp Duty and Registration fee etc. payable on the Apartment Deeds in respect of the aforesaid Apartments chosen to be retain by the Owners.

THAT, the Developer shall take new electricity and water connections to use and consume for carrying out the building construction activities. However it shall be the liability and responsibility of the Developer to pay the Departmental Bills from the date of actual possession of plot till completion and possession of Apartment by it during the period of building construction activities.

THAT, the Owner does hereby allow and permit the Developer to demolish the existing structure standing on the said plot of land exclusively at its own costs and expenses only. All the old building materials taken out after demolition shall always belong to the Developer with a right of disposal upon the same.

- 3) THAT, the Owners assure the Developer that the property hereby agreed to be developed is the separate and self acquired property belonging to them alone having purchased the same by them exclusively out of their own earnings and savings and that none except them has any manner of right, title and/or interest whatsoever in respect of the same.
- 4) THAT, the Land shall be free from encumbrance of all kinds whatsoever and also free from payment of Non-agricultural Assessment, Corporation Taxes, Electricity and water charges and Cesses etc. levied on the property hereby agreed to be developed payable by the Owners up to the date of execution of this Agreement.
- 5) THAT, the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed.
- 6) THAT, the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.



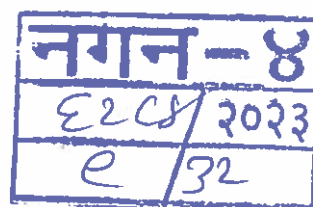
7) THAT, it is clearly understood and agreed by the Owners that pending Registration of the sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoried building thereon consisting of various self contained separate Apartments therein. The Owners does hereby agree to sign the proposed plan, swear and Affidavit and also to sign necessary form and application etc. required to be submitted to such plans. They also agrees to extend all the necessary co-operation to the Developer in the matter of securing sanction to the proposed plan provided the Developer shall pay / deposits necessary sums in the office of the Nagpur Improvement Trust / Nagpur Municipal Corporation in the names of the Owners who in their turn agree to return back to the Developer such sum as may be refunded to them by such local authorities/ Nagpur Improvement Trust / Nagpur Municipal Corporation.

8) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer, after getting the plan sanction from the Nagpur Improvement Trust / Nagpur Municipal Corporation. However the owners shall have every right to enter into the said Premises and to inspect the construction and quality of materials to be used in the Apartments chosen to be retained by them.

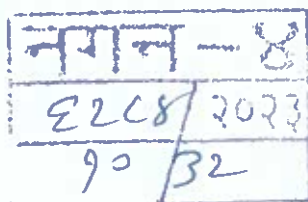
9) THAT, the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

10) THAT, the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding the Apartments agreed to be retained by the Owners) to gather with the Undivided proportionate share and interest in the said plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all money from such buyers being the agreed sale price thereof and to retain and appropriate the same in its absolute discretion. The Owners shall not be entitled to share any part of the same nor shall question the accountability thereof in any manner whatsoever.

11) THAT, the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News papers or by any other manner as the Developer may deem fit in due consultation with the Owners and on receiving any such objection the Developer shall be entitled to call upon the Owners to give his replies, explanations with reference to the same duly supported by documentary proof as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim demand etc. the Owners agrees with the developer and/or the prospective buyers, to get the same free and discharge from all such burdens.



- 12) THAT, the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the plan as may be and sanctioned by the Nagpur Improvement Trust/ Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (excluding the Apartments agreed to be retained the Owners) in the proposed building along with the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in it's absolute discretion.
- 13) THAT, the Owners shall execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual prospective buyers as may be nominated by the Developer excluding the residential Apartment to be retained by the Owners for their exclusive use and occupation as mentioned hereinabove, as and when may be called upon by it, for the proportionate price thereof, and he shall also get the same duly registered in accordance with the law in force.
- 14) THAT, the draft sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be develop shall be got prepared by the Developer at it's own cost and the Owners agreed to execute the same.
- 15) THAT, the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of stamp duty, Registration fees etc. payable thereon is borne and paid by the Prospective Buyers.
- 16) THAT, the Owners are separately executing an General Power of Attorney empowering and authorizing company representative through Director Shri. Prasanta Prakashchandra Alias Prakash Mishra, the Developer to sign/execute various Agreement to sell, Deed of Declaration, various Apartment Deed and all other kinds of documents on his behalf and also to carry out and observe all the obligation on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be develop condition to all expenses born and paid by Developer until the transaction envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. The Power of Attorney will not be transferable or delegate to any Third Party.



17) THAT, in case the Owners fails or neglects to fulfill and observe all or any of the obligation on their part as hereinabove contained or otherwise required by the law and also to execute various Agreement to sell, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all cost and damages to the Developer and the Developer shall also have the choice to get the sale Deed(s) executed in it's favour or in favour of it's nominees(s) being the prospective buyers as per court's order, if any. On the other hand if the Developer fails to observe or fulfill any of the obligation on it's part toward the Owners or the proposed project the Owners shall be entitled to enforce specific performance of this contract by instituting legal proceedings against the Developer and in such event the Developer shall be liable to reimburse all cost and damages to the Owners.

18) THAT the permission to commence and carry on the construction of the proposed Multistoried Building hereby granted by the Owners is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

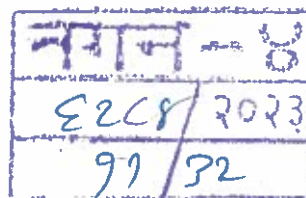
19) THAT, the Owners shall deliver all the Original Documents relating to the aforesaid property to the Developer at the time of execution of this Agreement.

20) THAT, the Owners agrees of pay and discharge all IncomeTax, Wealth Tax and Capital gain Tax liability if any arising out of this transaction to the extent of cost of monitory consideration of this deed of Development which is not cover the sale consideration cost of every Apartment proposed to be purchased by several prospective buyers.

21) THAT this Agreement is subject to Jurisdiction of the competent Civil Court at NAGPUR.

22) THAT, all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of two Arbitrators one to be appointed by each party. The decision of the Arbitrators shall be final and binding upon both the parties. The provision of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

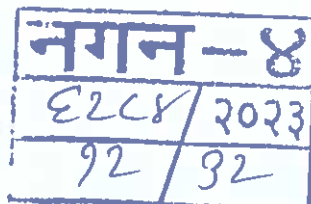
23) THAT, on registration of the sale Deed(s) to the prospective buyers of the Apartment the Owners agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said land in favour of each individual prospective buyer in all relevant records.



- 24) THAT, the Owners hereby allow and permit the Developer to purchase the TDR (Transferable Development Rights) and to use and utilize the same in construction to be carried out on the said Plot of Land and the Owners shall not acquire any right, title and/or interest of any kind whatsoever in respect of the said TDR (Transferable Development Rights).
- 25) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electric connections and meters in the proposed construction and building.
- 26) THAT, the Developer also agrees to pay the Goods and Service Taxes as may be levied by Government of Maharashtra or Union Government on transfer of Land, cost of construction and /or wages paid thereof and shall be paid by the Developer and the Owners shall not be responsible for any of such payment to Developer or anybody.
- 27) THAT, all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fee payable thereon and Lawyer's Fee have been agreed to be born and paid by the Developer.
- 28) THAT, the Owners shall not be responsible for the financial implications and disputes of arises between Developer and prospective Purchasers, labours, suppliers and staffs etc. during construction or after construction of entire scheme and the Developer shall indemnify the Owners from such liabilities.
- 29) THAT, the Developer shall not have right to borrow loan form any Bank or any moneylender by mortgaging the land of this Deed in the name of Owners or their name for Development and Construction of Apartment in the land in what so ever nature. However the prospective buyers shall be entitled for availing Housing Loan/Finance for purchasing of the Apartments.

**SCHEDULE REFERRED TO ABOVE**  
**(RESIDENTIAL)**

All that piece and parcel of land bearing Plot No. 5-A containing by admeasurement 500.019 Sq. Mtrs. being a portion of the entire land bearing kh. No. 26/1 of MOUZA-MANKAPUR, P.S.K. 11 together with the existing structure standing thereon, including all connections, fittings, and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 524 and 525 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation ward No. 61 in Tahsil and District- NAGPUR and bounded as under:



- ON THE EAST

ON THE WEST

ON THE NORTH

ON THE SOUTH
- -

-

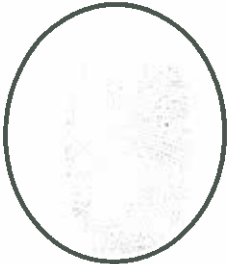
-
- BY HOUSE OF SMT. JAMGADE,

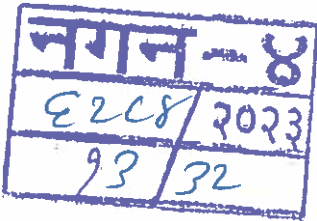
BY 9.00 MTRS. WIDE ROAD,

BY HOUSE OF SHRI. SHANTABAI THAKUR,

BY 9.00 MTRS. WIDE ROAD.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

| SL. NO. | FINGER PRINT (LEFT THUMB)                                                           | PASSPORT SIZE PHOTOGRAPH                                                            | SIGNATURE & FULL NAME                                                                                                                                                                                                                                           |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01      |  |  | <div>1)</div> <div></div> <div>(PRATAP NIRMALSINGH RANA)</div>                                                                                                              |
| 02      |  |  | <div>2)</div> <div></div> <div>(SHYAM NIRMALSINGH RANA)</div> <div>OWNERS</div>                                                                                             |
| 03      |  |  | <div>FOR RPM INFRAVENTURES PRIVATE LIMITED</div> <div></div> <div>(PRASANTA PRAKASHCHANDRA alias PRAKASH MISHRA)</div> <div>Authorised Director</div> <div>DEVELOPER</div> |



WITNESSES :-

|    |                                                                                   |                                                                                   |                                                                                                            |
|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| I  |  |  | <br><u>WITNESS NO. 1</u> |
| II |  |  | <br><u>WITNESS NO. 2</u> |

नगन-४  
६२८४/२०२३  
१४/३२



OWNER : SHRI. MISHRAJI  
PROJECT : Proposed Residential Complex At Plot No. - 5A, Kh. No. - 17/1, 17/2 & 26/1,  
: Mouza - Mankapur, In Ankila Bai Layout, Ring Road, Mankapur, Nagpur.

**\* SPECIFICATION \***

**\* COMMON SPECIFICATIONS**

- . Lift for the Building
- . Underground Water Tank
- . Overhead Water Tank
- . RCC frame work Structure of the Building
- . 150mm & 115mm thik Walls
- . Drinking Water line from Local body / Bore well
- . Common Entrance Gate

**\* DOOR / WINDOWS**

- . Laminated main entrance door and internal flush doors
- . Aluminium sliding windows with safty grills
- . Parapet walls / MS railling / both for terraces and balcony

**\* KITCHEN**

- . Granite stone cooking platform with S.S. sink
- . Dado tiles above platform up to lintel level in Kitchen

**\* FLOORING**

- . Vitrified Tile flooring and skirting for all rooms

**\* ELECTRICAL FITTING**

- . Wires & Modular switches of reputed make with ISI standard
- . Single phase MSEB meter for individual apartment
- . Inverter point in all bedrooms, living room, Kitchen & Toilets
- . A.C. Points in all Bedrooms, Kitchen & Living room

**\* BATHROOM / TOILET**

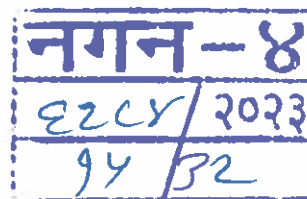
- . Provision of Geyser point in all bathrooms
- . Concealed CP fitting in bathrooms
- . Dado tiles up to lintel level in all bathrooms

**\* PAINT**

- . Internal walls in putty finish plastic emulsion
- . External walls with Apex / Equivalent

**\* NOTE**

- . Registration, stamp duty charges and document preparation charges shall be paid extra by purchaser.
- . M.S.E.B. meter, water meter and other incidental expences will be charged extra.
- . Extra work will br done with extra payment in advance.
- . Elevation / Structural changes are not allowed.
- . All rights are reserved with builder for making changes in drawing & specification.
- . GST & any other Govt. Taxes. If applicable will be charged extra & shall be paid by purchaser



|       |      |
|-------|------|
| नगल-४ |      |
| EZC8  | 2023 |
| १६    | 32   |





महाराष्ट्र शासन  
समान्यी खासतः खासि संनलक भूतिल्लेख महाराष्ट्र राज्य, पुणे

प्रलवित फेरफार क्र. दिनांक (आवक क्र. ०९१७२२०१०५०३१६२)

| मालमत्ता पत्रक     |          |                                   |                |            |                                                                                     |
|--------------------|----------|-----------------------------------|----------------|------------|-------------------------------------------------------------------------------------|
| नाम/पेट : मानकापुर |          | तालुका/न.भु.का. : न.भु.अ.३ नागपुर |                |            | जिल्हा : नागपुर                                                                     |
| नगर भुगमन त्तागोक  | सिद नंबर | प्लॉट नंबर                        | क्षेत्र चौ.मी. | वारमाधिकार | सासनाला विलेच्या आकाराभा किंवा भास्वाचा तपकिल खापि त्याच्या क्षेत्रमासमीची नियत वेळ |
| २७७                |          | २१९५.२०                           | ३              | क          | को.अ.वि.अ. हमात्रा.भा.क्र. २२३/२/५९-६०आ.वि.८.८.६२ प्रमाणे जफुपीकपरमानगी.फ.क्र. ७०६  |

|                  |  |
|------------------|--|
| सुविधाधिकार      |  |
| हक्काचा मूल धारक |  |
| वर्ष : १९७९      |  |
| पट्टेदार         |  |
| इतर भार          |  |
| इतर शेर          |  |

| दिनांक     | व्यवहार                                                                                                                                                                                                                                                                                                                                                                    | खंड क्रमांक | नविन धारक(या) पट्टेदार(या) किंवा भार                                | साधारण                                                       |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------|--------------------------------------------------------------|
| २५/०८/२००४ | ७/१२ वे अमिले खासतः विमलबाई जक्रीला यांचे नांव दर्ज.                                                                                                                                                                                                                                                                                                                       | H           | [विमलबाई जक्रीला फे.क्र. ७०८]                                       | फेरफार क्र. ७०६ प्रमाणे सही- २५/०८/२००४ न.भु.अ.क्र.३, नागपुर |
| २५/०८/२००४ | प्रतिष्ठा पत्र क्र. ५२/५/८९ दि. ७/८/०४ अन्वये विमलबाई यांचे नांव विमलबाई चर्फ मर्तीबाई ज. जमूतराव जक्रीला अने झाले. हे कार्यवाही दंडागिराती नागपुर यांनी स्वास्तिकीत केले.                                                                                                                                                                                                 | H           | [विमलबाई (उर्फ मर्तीबाई) जमूतराव जक्रीला]                           | फेरफार क्र. ७०८ प्रमाणे सही- २५/०८/२००४ न.भु.अ.क्र.३, नागपुर |
| २५/०८/२००४ | खरेदीने र.द.क्र. ६९५ दि. २५/२/६९ ला रक्कम र. १५००/- मध्ये स.न. १७/२, २६/१ मधील प्लॉट नं. ५ क्षेत्र ३००० चौ.फुट श्रीमती मर्तीबाई ज. जमूतराव जक्रीला यांचे जयजुन श्री. डेव्हीड जंय्योनी प्रोरोफ यांनी खरेदी केले नांव दर्ज.                                                                                                                                                  | H           | [श्री. डेव्हीड जंय्योनी प्रोरोफ फे.क्र. ७१०]                        | फेरफार क्र. ७०९ प्रमाणे सही- २५/०८/२००४ न.भु.अ.क्र.३, नागपुर |
| २५/०८/२००४ | खरेदीने र.द.क्र. ५५५३ दि. २५/२/९९६८ ला र. ८,९००/- मध्ये श्री डेव्हीड जंय्योनी प्रोरोफ यांचे जयजुन श्री गंगना वल्लुर्गना धनकर यांनी खरेदी केले खरेदी प्रमाणे नांव दर्ज                                                                                                                                                                                                      | H           | [श्री. गंगना वल्लुर्गना धनकर फे.क्र. ७११]                           | फेरफार क्र. ७१० प्रमाणे सही- २५/०८/२००४ न.भु.अ.क्र.३, नागपुर |
| २५/०८/२००४ | खरेदीने र.द.क्र. ६६५ दि. १२/१२/१९८२ ला रक्कम र. ५०००/- मध्ये श्री गंगना व वल्लुर्गना धनकर यांचे जयजुन क्रिष्णा रामारवानी पिल्ले यांनी खरेदी केले खरेदी प्रमाणे नांव दर्ज. ३००० चौ.फुट                                                                                                                                                                                      | H           | [श्री. क्रिष्णा रामारवानी पिल्ले फेरफार क्र. ७१२, ७१३]              | फेरफार क्र. ७११ प्रमाणे सही- २५/०८/२००४ न.भु.अ.क्र.३, नागपुर |
| २५/०८/२००४ | खरेदीने र.द.क्र. १३७८२ दि. २८/१२/१९८९ ला र. २,५००/- मध्ये क्षेत्र ३००० चौ.फुट श्री क्रिष्णा रामारवानी पिल्ले यांचे जयजुन श्री अशोक परसरागजी चंदीकापुरे यांनी खरेदी केले खरेदी प्रमाणे नांव दर्ज करून कायम केले.                                                                                                                                                            | H           | [श्री. अशोक परसरागजी चंदीकापुरे]                                    | फेरफार क्र. ७१२ प्रमाणे सही- २५/०८/२००४ न.भु.अ.क्र.३, नागपुर |
| ०८/१२/२००४ | खरेदीने र.द.क्र. ६५४ दि. २५/२/७६ ला रक्कम र. ६५००/- मध्ये ख.ग. २६/१ मधील प्लॉट नं. ४ व क्षेत्र २९०० चौ.मी. श्रीमती मर्तीबाई ज. जमूतराव जक्रीला यांचे जयजुन श्रीमती नानाबाई ज. रामसततसिंह टाकुर यांनी खरेदी केले खरेदी प्रमाणे नांव दर्ज करून कायम.                                                                                                                         | H           | [श्रीमती. नानाबाई रामसततसिंह टाकुर]                                 | फेरफार क्र. ७१६ प्रमाणे सही- ०८/१२/२००४ न.भु.अ.क्र.३, नागपुर |
| १६/१२/२००४ | ७ खरेदीने र.द.क्र. ३७६० दि. १२/५/८२ ला र. ५५५५/- मध्ये ख.नं. २५/१ मधील प्लॉट नं. ३ व क्षेत्र २९०० चौ.फुट श्रीमती विमलबाई ज. जमूतराव जक्रीला यांचे जयजुन श्री. रामलाल वल्लु गोदी वारपी यांनी खरेदी केल्याने त्यांचे नांव दर्ज.                                                                                                                                              | H           | [श्री. रामलाल गोदी वारपी फेरफार क्र. ७२६]                           | फेरफार क्र. ७१५ प्रमाणे सही- १६/१२/२००४ न.भु.अ.क्र.३, नागपुर |
| १६/१२/२००४ | २७ मार्चाने दि. ११/१२/८९ चा मृत्यु धावत्या वल्लु श्री. रामलाल वल्लु गोदी वारपी हे दि. २६/४/८९ ला मय्यव झाले प्रतिष्ठा पत्र क्र. २१७, २२२, २७७ वि. २/५२/७६ तासेन मोखी वि. १०/५/९० येनामची पत्रावरून ७ श्री. निरुपल वल्लु रामलाल वारपी व श्री. पुडलिक वल्लु रामलाल वारपी शुभिमल वि. नागोरुद-सपाटे हे वारस असल्याने श्री. रामलाल वारपी यांचे नांव कमी करून नंतराचे नांव दर्ज. | H           | [श्री. निरुपल वारपी व श्री. पुडलिक वल्लु रामलाल वारपी शुभिमल वारपी] | फेरफार क्र. ७८६ प्रमाणे सही- १८/१२/२००४ न.भु.अ.क्र.३, नागपुर |

नगन - ४  
२०२३  
१६ ३२





|            |                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30/03/2019 | खरेदीने - र.द.क्र. 40798 दि. 29/12/12 अन्वये रु. 95,00,000/- मध्ये जगदंबा हार्डवूड मधील पहिला माळा घरील माळा क्र. 302 क्षेत्र 40.324 चौ.मी.अभि हिस्सा 9.249 टक्के मिळकत मे.जगदंबा वि. अन्वये डेव्ह.अफ. मंगीदार श्री विनोद गणपतराव हजारे यांचे गजसुन खरेदी केल्याने याचा नोंद                                                                                                           | H<br>श्रीमती. नंदा रामराव गोसासे क्र. 62912      | क्र.क्र. क्र. 4330<br>प्रमाणे<br>सादी-<br>30/03/2019<br>न.मु.अ. क्र. 3 नागपुर<br>क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>23/04/2019<br>न.मु.अ. क्र. 3 नागपुर |
| 23/04/2019 | म.जगदंबा वी.आय.स.स. मधील खनिज (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.म.मु.प/मि.प./अखरी नोंद/2019 पुणे दि. 12/2/2019 म. इ.अ.स.स. आदेश क्र.न.मु.मानकापूर/क्र.4929 दिनांक 23/04/2019 अन्वये देवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत परिक्षेवरील क्षेत्र मेळात जगदंबा वि.अन्वये मिळकत परिक्षेवर नमुद अंकी क्षेत्र 2994.20 चौ.मी. अखरी दोन हजार नऊ सौ पंधरापणे दहाशे पन्नास चौ.मी. वाचत देते. |                                                  | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>23/04/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 20/01/2019 | गहाणसरा धारक श्री चंद्रशेखर शर्मा खराबे यांनी दि. 12/02/2018 रोजी मंगळ नैसर्गिक दैवत शाखा मानकापुर मंगपुर यांचेकडील रु. 20,00,000/- काढी रोऊन गा.क्र. 202 वेंदेवा गहाण लहान मंगगावोडा नोंद                                                                                                                                                                                             | H<br>मंगळ नैसर्गिक दैवत मानकापुर नागपुर गहाणबोडा | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>20/01/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 18/01/2019 | खरेदीने र.द.क्र. 4380 दि. 24/03/2019 अन्वये र.क्र. 99,00,000/- "जगदंबा हार्डवूड अपार्टमेंट न 402 पहिला माळा बा.क्षेत्र 43.239 चौ.मी. अखरी 9.554 टक्के सह मिळकत मे. जगदंबा वि.अन्वये डेव्ह.अफ. मंगीदार श्री विनोद गणपतराव हजारे यांचे गजसुन खरेदीने नोंद                                                                                                                                | H<br>श्री. नरेश जगजिज सुफारे                     | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>18/01/2019<br>न.मु.अ. क्र. 3 नागपुर<br>क्र.क्र. क्र. 4929                                                            |
| 31/03/2019 | गहाणसरा मोटीस ऑफ इंटीमेशन मंगयर्लींग क्र. 4380-1047-2019 दि. 10/01/2019 अन्वये धारक श्री जयवीर वामन ठेसाळ यांनी आल्या हक्कातील लहमी प्लाझा 2 अपार्ट मधील गा.क्र. 202 सीसरा माळा क्षेत्र 49.669 चौ.मी. अखरी 9.5 टक्के मिळकतीवर रु. 3,00,000/- काढी घेतल्याने गहाणबोडा नोंद                                                                                                              | H<br>मंगळ नैसर्गिक दैवत मानकापुर नागपुर गहाणबोडा | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>31/03/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 09/01/2019 | खरेदीने र.द.क्र. 3672 दि. 01/01/2019 रु. 22,40,000/- "जगदंबा हार्डवूड" अपार्ट न 302 सीसरा माळा बा.क्षेत्र 43.239 चौ.मी. सह मिळकत मे.जगदंबा वि.अन्वये डेव्ह.अफ. मंगीदार श्री विनोद गणपतराव हजारे यांचे गजसुन खरेदीने नोंद                                                                                                                                                               | H<br>श्री. विशाल प्रकाश सिंग                     | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>09/01/2019<br>न.मु.अ. क्र. 3 नागपुर<br>क्र.क्र. क्र. 4929                                                            |
| 30/04/2019 | खरेदीने र.द.क्र. 4982 दि. 01/04/2019 रु. 39,00,000/- लहमी प्लाझा 2 अपार्ट सीसरा माळा गा.क्र. 201 बा.क्षेत्र 42.940 चौ.मी. अखरी 9.5 टक्के सह मिळकत एस कुमार वीटडर्स एन्ड डेव्ह.अफ. मंगीदार श्रीमती नलिनी श्यामसुंदर मोरेकर व इतर यांचे गजसुन खरेदीने नोंद                                                                                                                               | H<br>मंगळ नैसर्गिक दैवत मानकापुर नागपुर गहाणबोडा | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>30/04/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 30/04/2019 | खरेदीने र.द.क्र. 4982 दि. 01/04/2019 रु. 39,00,000/- लहमी प्लाझा 2 अपार्ट दुसरा माळा गा.क्र. 202 बा.क्षेत्र 49.669 चौ.मी. अखरी 9.5 टक्के सह मिळकत एस कुमार वीटडर्स एन्ड डेव्ह.अफ. मंगीदार श्रीमती नलिनी श्यामसुंदर मोरेकर व इतर यांचे गजसुन खरेदीने नोंद                                                                                                                               | H<br>श्री. मोहम्मद नोसार अब्दुल अझर नाटी         | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>30/04/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 30/04/2019 | खरेदीने र.द.क्र. 4982 दि. 01/04/2019 रु. 39,00,000/- लहमी प्लाझा 2 अपार्ट दुसरा माळा गा.क्र. 201 बा.क्षेत्र 42.940 चौ.मी. अखरी 9.5 टक्के सह मिळकत एस कुमार वीटडर्स एन्ड डेव्ह.अफ. मंगीदार श्रीमती नलिनी श्यामसुंदर मोरेकर व इतर यांचे गजसुन खरेदीने नोंद                                                                                                                               | H<br>श्रीमती. परवीन बानो मोहम्मद नोसार नाटी      | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>30/04/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 30/04/2019 | खरेदीने र.द.क्र. 4982 दि. 01/04/2019 रु. 39,00,000/- लहमी प्लाझा 2 अपार्ट दुसरा माळा गा.क्र. 201 बा.क्षेत्र 42.940 चौ.मी. अखरी 9.5 टक्के सह मिळकत एस कुमार वीटडर्स एन्ड डेव्ह.अफ. मंगीदार श्रीमती नलिनी श्यामसुंदर मोरेकर व इतर यांचे गजसुन खरेदीने नोंद                                                                                                                               | H<br>श्रीमती. परवीन बानो मोहम्मद नोसार नाटी      | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>30/04/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 30/04/2019 | खरेदीने र.द.क्र. 4982 दि. 01/04/2019 रु. 39,00,000/- लहमी प्लाझा 2 अपार्ट पहिला माळा गा.क्र. 402 बा.क्षेत्र 49.669 चौ.मी. अखरी 9.5 टक्के सह मिळकत एस कुमार वीटडर्स एन्ड डेव्ह.अफ. मंगीदार श्रीमती नलिनी श्यामसुंदर मोरेकर व इतर यांचे गजसुन खरेदीने नोंद                                                                                                                               | H<br>श्रीमती. मोहम्मद नोसार अब्दुल अझर नाटी      | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>30/04/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |
| 20/01/2019 | खरेदीने - र.द.क्र. 2672 दि. 24/04/2019 अन्वये रु. 24,00,000/- मध्ये धारक नंदा रामराव गोसासे यांनी जगदंबा हार्डवूड अपार्टमेंट मधील पहिला माळा गा.क्र. 402 बा.क्षेत्र 49.669 चौ.मी. अखरी 9.5 टक्के सह मिळकत धारक नंदा रामराव गोसासे यांनी जगदंबा वि.अन्वये डेव्ह.अफ. मंगीदार श्री विनोद गणपतराव हजारे यांचे गजसुन खरेदीने नोंद                                                           | H<br>ललिता शारिकराम बुरडे शारिकराम चौकाजी बुरडे  | क्र.क्र. क्र. 4929<br>प्रमाणे<br>सादी-<br>20/01/2019<br>न.मु.अ. क्र. 3 नागपुर                                                                                  |

हि मिळकत पत्रिका (दिनांक 9/4/2022 रु. 0.1.02 PM) दोन्ही डिजिटल स्वाक्षरीत केलेली असल्यामुळे त्यावर कोणत्याही सही किंवा चिन्हाची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक 2/24/2022 8.56:58 PM  
दस्तावेज पत्रिका साठी <http://eap.maharashtra.gov.in/DCLF/propertycard> या संकेत स्थळावर जाऊन 0999900009234540 हा क्रमांक वापरावा.

नगन-8  
6208/2023  
92/32





# Nagpur Improvement Trust

(Regularization of Unauthorized Construction/Plot Layout)

Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Government Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 18, dated 27.1.2001 and B.R. No. 10/977 dated 28.5.2001 and B.R. No. 8/1093 dated 24.2.2003.

Permit No. : 391  
Case No. : 2007/201275

Dated : 31/3/2022  
Layout No. : 1800/Mark/1310

|                                         |                                                                  |  |  |
|-----------------------------------------|------------------------------------------------------------------|--|--|
| Name of Applicant / Plot Holder         | PHATAP SINGH NIRMAL SINGH RANA, SHYAM SINGH NIRMAL SINGH RANA    |  |  |
| Address                                 | AMRIT COLONY NEW RING ROAD NEAR ELIZABETH SCHOOL MANKAPUR NAGPUR |  |  |
| Application No. & Date                  | Application No. 10014043 dt. Dec 01 2007                         |  |  |
| Mouza & Khasra                          | Mankapur-17/1, 17/2, 26/1                                        |  |  |
| Name of Layout                          | Ankila Bai Layout                                                |  |  |
| Plot Number                             | 5A                                                               |  |  |
| Plot Area as per Sale Deed              | 557.4100 (Sq. m)                                                 |  |  |
| Area Regularized Area                   | 500.0190 (Sq. m)                                                 |  |  |
| Built up Area Regularised               | 77.2200 (Sq. m)                                                  |  |  |
| User for which the plot is regularised. | Residential                                                      |  |  |
| Plot Area surrendered to NIT            | 57.3910 (Sq. m)                                                  |  |  |
| Area of Construction to be demolished   | 21.7300 (Sq. m)                                                  |  |  |

Details of Charges/ Fees Amount Paid  
Cash/Bank D.D. dt. DEC 2007  
Rs 10000010/- FEN 2577  
Rs 307435.00

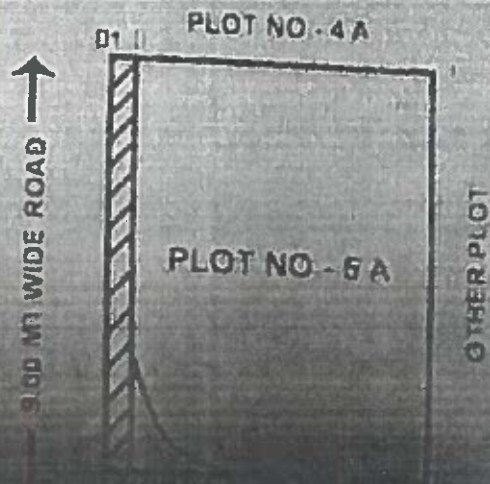
## Schematic Plan

### Reference :-

- 1) Plot Boundary Shown Thus
- 2) Area Surrendered to NIT For Road Widening

### DIMENSIONS OF PLOT IN METERS :-

|                |             |    |
|----------------|-------------|----|
| AA1 = 1.50 MT. | AB = 17.520 | ML |
| BB1 = 1.50 MT. | BC = 23.980 | Mt |
|                | CD = 1.520  | Mt |
| DD1 = 0.76 MT. | DA = 21.980 | Mt |



PLOT AREA AS PER SALE DEED 557.4100 Sq. m  
DEDUCT AREA FOR 900 M TANGENT 7.710  
DEDUCT AREA UNDER ROAD WIDENING 49.691

9208-2022  
2032



**R'tech Designers**  
Architects & Interior Designers

Date : 26<sup>th</sup> June, 2023

**To Whomsoever It May Concern**

It is hereby certified that, for the upcoming work of redevelopment which is to be carried out on Plot No. - 5A, NMC House No.1267/9, Kh. No. - 17/1, 17/2 & 26/1, P.H. No. - 11, Mouza - Mankapur, Ward No. - 61, Sheet No.-524-525, City Survey No. - 277, In Ankila Bai Layout, Ring Road, Mankapur, Tah. & Dist. - Nagpur. The Architecture is Designed with the following area statement.

**AREA STATEMENT**

| DESCRIPTION                    | PERMISSIBLE |          |        | USED    |          |        |
|--------------------------------|-------------|----------|--------|---------|----------|--------|
|                                |             |          |        |         |          |        |
| Plot Area                      | 500.019     | Sq.Mt.   |        | 500.019 | Sq.Mt.   |        |
| Basic FSI                      | 1.10        | 550.020  | Sq.Mt. | 1.10    | 550.020  | Sq.Mt. |
| Paid FSI                       | 0.50        | 250.000  | Sq.Mt. | 0.50    | 125.004  | Sq.Mt. |
| TDR                            | 0.20        | 100.000  | Sq.Mt. | 0.20    | 100.000  | Sq.Mt. |
| NET                            | 2.00        | 900.020  | Sq.Mt. | 2.00    | 775.024  | Sq.Mt. |
| Net Residential Area           |             | 900.020  | Sq.Mt. |         | 775.024  | Sq.Mt. |
| Ancillary Area ( Residential ) | 0.60        | 540.012  | Sq.Mt. | 0.59    | 465.014  | Sq.Mt. |
| GROSS                          |             | 1440.032 | Sq.Mt. |         | 1240.038 | Sq.Mt. |

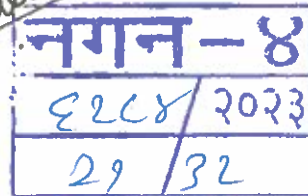
This is further certified that all the details furnished here by are based on the study of the relevant documents provided by the party, existing site conditions, zoning, present Unified DCR and my experience in the profession and is true and correct in my opinion.

For  
R'tech Designers

Ar. Rajesh Ramteke



*Ramteke*



8773  
22 32





भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नॉदणी क्रमांक / Enrolment No.: 1104/10248/01826

To  
श्याम निर्मलसिंग राणा  
Shyam Nirmalsingh Rana  
S/O: Nirmalsingh Rana  
PLOT NO 04,  
MANKAPUR RING ROAD  
AMRUT COLONY,  
NEAR ELIZABETH SCHOOL  
Mankapur  
Mankapur  
Nagpur Maharashtra - 440030  
7709124891

Download Date: 02/11/2017

Generation Date: 17/04/2013

Signature valid



आपला आधार क्रमांक / Your Aadhaar No.:

4649 7933 0248

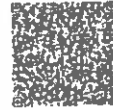
माझे आधार, माझी ओळख



भारत सरकार  
Government of India



श्याम निर्मलसिंग राणा  
Shyam Nirmalsingh Rana  
जन्म तारीख/DOB: 02/02/1957  
पुरुष/ MALE



4649 7933 0248

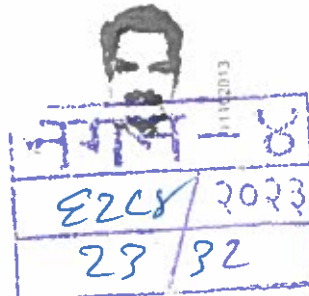
माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHYAM NIRMALSINGH RANA  
NIRMALSINGH RANA

02/02/1957

BROPR7291G

भारत सरकार  
GOVT. OF INDIA





To  
प्रताप निरमलसिंग राणा  
Pratap Nirmalsingh Rana  
S/O Nirmalsingh Rana  
plot no 3, mankapur ring road  
near elizabeth convent school mankapur nagpur  
Mankapur  
Nagpur  
Nagpur Nagpur  
Maharashtra 440030  
9850363154  
345063095  
MA450630950FT



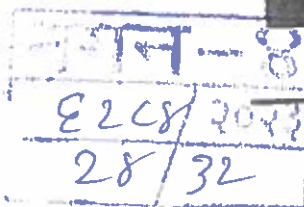
आपका आधार क्रमांक / Your Aadhaar No. :

**5331 2307 1103**

मेरा आधार, मेरी पहचान



प्रताप निरमलसिंग राणा  
Pratap Nirmalsingh Rana  
जन्म तिथि / DOB : 07/11/1955  
पुरुष / Male



मूल्यांकन पत्रक ( शहरी क्षेत्र - विकसनकरारनामा )

Valuation ID

202307046503

04 July 2023 04:30:06 PM

मूल्यांकनाचे वर्ष 2023  
जिल्हा नागपूर  
मूल्य विभाग ता.नु.का. नागपूर (ग्रामीण)  
उप मूल्य विभाग 45/537/13-सिम गेट रोड नं 13  
क्षेत्राचे नाव Nagpur Municipal Corporation  
वापर विकसनकरारनामा

सर्व्हे नंबर / न. भू. क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मात्रमापनाचे एकक |
|-----------|---------------|----------|--------|----------|------------------|
| 23000     | 43120         | 47400    | 58600  | 0        | चौ मीटर          |

|                           |                         |                        |                    |                        |                 |
|---------------------------|-------------------------|------------------------|--------------------|------------------------|-----------------|
| क्षेत्राची माहिती         |                         |                        |                    |                        |                 |
| विकसनकरारनामा -           | बांधकाम क्षेत्र विभागणी | मिळकतीचा वापर -        | निवासी सदनिका      | बांधकामाचे वर्गीकरण -  | 1-आर सी सी      |
| एकूण जमिनीचे क्षेत्र -    | 500 19 चौ. मीटर         | एकूण बांधीचे क्षेत्र - | 1240 4712 चौ. मीटर | जमीन मालकाचे क्षेत्र - | 238 74 चौ. मीटर |
| विकसनकरारनामाचे क्षेत्र - | 100 1 73 चौ. मीटर       | Consideration Amount-  | Rs 4700000/-       | Deposit Amount -       | Rs 0/-          |
| एकूण वर्ष -               | 2 वर्ष                  | विकास शुल्क -          | Rs 2881844 69/-    | मूल्यदर -              | Rs 54582/-      |
| T.D.R -                   | No                      |                        |                    |                        |                 |

विकसनकरारनामा - बांधकाम क्षेत्र विभागणी

A) जमीन मालकाच्या हिन्याचे क्षेत्राचे बांधकाम दगनुसार येणारे मूल्य = Rs 54582/-  
B) गेळ मोबदला + डिपॉझिटवर्गीत व्याज + विकास शुल्क = Rs 8209983/-  
C) A + B = Rs 8264565/-  
D) विकसनकरारनामाच्या हिरयाच्या जागाचे क्षेत्र \* जमिनीचा दर = Rs 23039790/-

अंतिम मूल्य = Rs 23039790/- - 2881844 = 20157950

= □ दोन करोड तीन लाख एकोणचाळीस हजार सात शे नव्वद /-

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नगन-8

22/08/2023

24/32



मान-४  
2023  
24/32



आयकर विभाग  
INCOME TAX DEPARTMENT  
SHYAM NIRMALSINGH RANA



भारत सरकार  
GOVT. OF INDIA



11/10/2013

02/07/1957

Permanent Account Number  
BQPR7291G

Signature



भारत सरकार  
Government of India



Issue Date: 25/01/2012



प्रसांत प्रकाश मिश्रा  
Prasanta Prakash Mishra  
जन्म तारीख/DOB: 10/05/1965  
पुरुष/ MALE

9417 0576 4404

VID : 9134 7934 0964 0227

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



PRATAP NIRMALSING RANA  
NIRMALSING NIRMALSING

07/11/1955

Permanent Account Number  
AGLPR3709G

Signature



भारत सरकार  
Government of India



Issue Date: 06/03/2012



प्रताप निरमलसिंग राणा  
Pratap Nirmalsingh Rana  
जन्म तारीख/DOB: 07/11/1955  
पुरुष/ MALE

5331 2307 1103

VID : 9154 8310 0450 3518

माझे आधार, माझी ओळख

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AASPM7916P



नाम /NAME  
PRASANTA PRAKASHCHANDRA  
MISHRA

पिता का नाम /FATHER'S NAME  
PRAKASHCHANDRA MISHRA

जन्म तिथि /DATE OF BIRTH  
10-05-1966

हस्ताक्षर /SIGNATURE

Signature

COMMISSIONER OF INCOME-TAX, VIDARBH



भारत सरकार  
Government of India



Issue Date: 18/04/2012



सुवार्ता प्रताप राणा  
Suwarta Pratap Rana  
जन्म तारीख/DOB: 29/07/1965  
महिला/ FEMALE

8159 2543 8053

VID : 9145 7124 8511 7237

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



रोहन प्रसांत मिश्रा  
Rohan Prasanta Mishra  
जन्म तारीख / DOB: 04/10/1996  
पुरुष / Male

5185 8612 4738

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAMCR6074Q

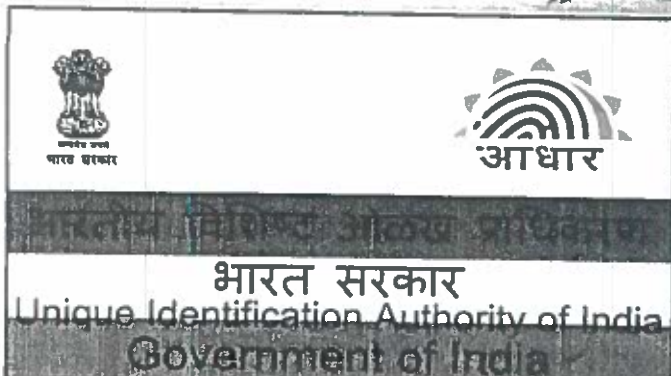
नाम / Name  
RPM INFRAVENTURES PRIVATE  
LIMITED

निगम/गठन की तारीख  
Date of Incorporation/Formation  
19/04/2023



नमून-8  
E2C8/2023  
26/32





भारत सरकार  
Unique Identification Authority of India  
Government of India

नॉदणी क्रमांक / Enrolment No.: 1104/10248/01826

To  
श्याम निर्मलसिंग राणा  
Shyam Nirmalsingh Rana  
S/O: Nirmalsingh Rana  
PLOT NO 04,  
MANKAPUR RING ROAD  
AMRUT COLONY,  
NEAR ELIZABETH SCHOOL  
Mankapur  
Mankapur  
Nagpur Maharashtra - 440030  
7709124891

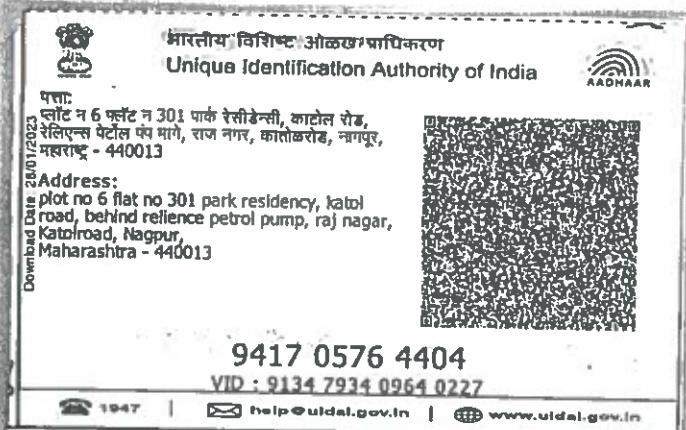
Download Date: 02/11/2017  
Generation Date: 17/04/2013

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :  
4649 7933 0248  
माझे आधार, माझी ओळख



नगन-४  
९२८४/२०२३  
२६/३२

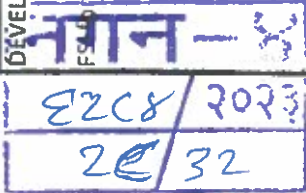


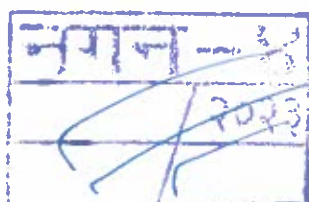
DEVELOPMENT AGREEMENT

|                   |                  |                |                |
|-------------------|------------------|----------------|----------------|
| MOUZA : MANKAPUR  | CTS NO. : 277    | SHEET NO. : 13 | PLOT NO. : 5-A |
| KH. NO.           |                  |                | AREA : 500.19  |
| LAND RATE : 23000 | APARTMETN RATE : |                |                |

|                           |         |       |            |
|---------------------------|---------|-------|------------|
| OWNER'S PART VALUATION    |         |       |            |
| 1. Monitory Consideration | 4700000 |       | 4700000    |
| 2. RCC                    | 262.56  | 26620 | 6989347.2  |
| 3. Rent                   | 0       |       | 0          |
| 4. Corpus Fund            | 0       |       | 0          |
| 5. Shifting Charges       | 0       |       | 0          |
| 6. Commission for Rental  | 0       |       | 0          |
| 7. Parking                | 25.00   | 26620 | 166375     |
| 8. Dev. Cost              | 262.56  | 23000 | 241555.2   |
| Owner's Part Value        |         |       | 12097277.4 |
|                           |         |       | 12098000   |

|                                     |                     |            |             |
|-------------------------------------|---------------------|------------|-------------|
| DEVELOPER'S PART VALUATION          |                     |            |             |
| Plots below 1,000 Sq.Mtrs.          |                     |            |             |
| Basic FSI                           | 1.1                 | 0.45       | 0.93        |
| Total FSI                           | 2.48                |            |             |
| Total Built-up area                 | 500.19              | 1240.4712  |             |
| Developer's share of Built-up Value | 1240.4712           | 977.9112   |             |
|                                     | 977.9112            | 22491957.6 |             |
| Premium FSI Value                   | PLOT AREA x 0.45    | 23000      | 0           |
| Ancillary FSI Value                 | PLOT AREA x 1X 0.93 | 23000      | 0           |
|                                     |                     | TOTAL COST | 2881844.69  |
| Developer's Part Value              |                     | 22491957.6 | 19610112.92 |
|                                     |                     | 2881844.69 | 0.00        |
|                                     |                     |            | 19611000.00 |



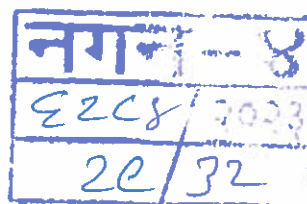




₹ 1038000.00

[illegible]

| Sr. No.                 | Remarks       | Defacement No.   | Defacement Date     | Userld | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                       | (iS)-267-6284 | 0002649488202324 | 13/07/2023-15:16:11 | IGR386 | 30000.00          |
| 2                       | (iS)-267-6284 | 0002649488202324 | 13/07/2023-15:16:11 | IGR386 | 1008000.00        |
| Total Defacement Amount |               |                  |                     |        | 10,38,000.00      |





267/6284

दस्त गोषवारा भाग-1

नगन4

30-32

दस्त क्रमांक: 6284/2023

राजार, 13 जुलै 2023 3:16 म.नं.

दस्त क्रमांक: नगन4 /6284/2023

वाजार मूल्य: ₹. 2,01,58,000/-

मोवदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.10,08,000/-

द. नि. सह. द. नि. नगन4 यांचे कार्यालयाने

पावनी:9380

पावनी दिनांक: 13/07/2023

अ. क्र. 6284 वर दि.13-07-2023

मादरकरणाचे नाव: आरपीएम इन्फ्रावेंचर्स प्रा.लि. तर्फे अधिकृत संचालक श्री प्रसन्ता प्रकाशचंद्र उर्फ प्रकाश मिश्रा

गेजी 3.13 म.नं. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 640.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची सही:

एकूण: 30640.00

सह दुय्यम निबंधक वर्ग-२  
नागपूर शहर क्र. ४सह दुय्यम निबंधक वर्ग-२  
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनगरनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा उप-खंड (रोन) मध्ये समुद्र न केलेल्या कोणत्याही नागरी क्षेत्राने

शिक्रा क्र. 1 13 / 07 / 2023 03 : 13 : 50 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 13 / 07 / 2023 03 : 15 : 17 PM ची वेळ: (फी)





07/2023 3 23:37 PM

दम्न क्रमांक नगन4/6284/2023

दम्नाचा प्रकार - विकसनगरनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                                                                                                                                                                                                 | पक्षकाराचा प्रकार                    | छायाचित्र                                                                           | दस्ता प्रमाणित                                                                      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1        | नाव: आरपीएम इन्फ्रावैचर्म प्रा.लि. तर्फे अधिकृत संचालक श्री प्रमंता प्रकाशचंद्र उर्फ प्रकाश मिश्रा<br>पत्ता: प्लॉट नं. 6, माळा नं. 301, पार्क रेसिडेंसी, कादोल रोड, गिरगावम प्रदोल गाव, गात्र नगर, नागपूर, महाराष्ट्र, नागपूर.<br>पिन नंबर: AAMCR6074Q | लिहून देणार<br>वय :-58<br>स्वाधारी - |  |  |
| 2        | नाव: प्रताप निर्मलमिंग गणा<br>पत्ता: प्लॉट नं. 4, अमृत कॉलनी, मानकापूर गिंग रोड, नागपूर, महाराष्ट्र, नागपूर.<br>पिन नंबर: AGLPR3709G                                                                                                                   | लिहून देणार<br>वय :-68<br>स्वाधारी - |  |  |
| 3        | नाव: श्याम निर्मलमिंग गणा<br>पत्ता: प्लॉट नं. 4, अमृत कॉलनी, मानकापूर गिंग रोड, नागपूर, महाराष्ट्र, नागपूर.<br>पिन नंबर: BROPR7291G                                                                                                                    | लिहून देणार<br>वय :-66<br>स्वाधारी - |  |  |

वरील दम्नगवज करून देणार तथाकथीत विकसनगरनामा चा दम्न गवज करून दिल्याने कबूल करताना.  
शिक्का क्र.3 ची वेळ: 13 / 07 / 2023 03 : 18 : 26 PM

ओळख -

दम्नगवज निरपादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे गडनाळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

| Sr. No. | Type of Party & Name                                                                                         | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo)                                                                            |
|---------|--------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1       | लिहून देणार<br>आरपीएम इन्फ्रावैचर्म प्रा.लि. तर्फे अधिकृत संचालक श्री प्रमंता प्रकाशचंद्र उर्फ प्रकाश मिश्रा | 13/07/2023 03:19:00 PM                 | प्रमंता प्रकाश मिश्रा<br>M<br>XXXX XXXX 4404<br> |
| 2       | लिहून देणार<br>प्रताप निर्मलमिंग गणा                                                                         | 13/07/2023 03:19:21 PM                 | प्रताप निर्मलमिंग गणा<br>M<br>XXXX XXXX 1103<br> |
| 3       | लिहून देणार<br>श्याम निर्मलमिंग गणा                                                                          | 13/07/2023 03:21:51 PM                 | श्याम निर्मलमिंग गणा<br>M<br>XXXX XXXX 0248<br>  |

शिक्का क्र.4 ची वेळ: 13 / 07 / 2023 03 : 22 : 12 PM

NGP4 सह दुय्यम निबंधक वर्ग-2  
नागपूर शहर क्र. 8





Payment Details.

| sr. | Purchaser                                  | Type     | Verification no/Vendor | GRN/Licence        | Amount     | Used At | Deface Number    | Deface Date |
|-----|--------------------------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1   | RPM<br>INFRAVENTURES<br>PRIVATE<br>LIMITED | eChallan | 69103332023071219952   | MH005088110202324E | 1008000.00 | SD      | 0002649488202324 | 13/07/2023  |
| 2   |                                            | DHC      |                        | 1307202301320      | 640        | RF      | 1307202301320D   | 13/07/2023  |
| 3   | RPM<br>INFRAVENTURES<br>PRIVATE<br>LIMITED | eChallan |                        | MH005088110202324E | 30000      | RF      | 0002649488202324 | 13/07/2023  |

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

6284 /2023

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- 2. Get print immediately after registration.

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१ नंबराचे युकाचे  
६२८४ नंबरी नोंदला  
प्रमाणित करण्यात येते कि,  
या दस्ताला एकुण.....३२.....पाने आहेत.  
सह दुय्यम निबंधक वर्ग-२  
नामपूर शहर क्रं. ४,  
दि. १३ माहे ६ सन २०२३

नगन-४  
६२८४/२०२३  
३२/३२



