(76)

नगन-ग्रा १०
६२६४ / २०२४
९४ / १२४

त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक १९/०६/२०२४ रोजी मुल्यांकन अहवाल सादर केलेला असुन, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरुन अभिनिर्णय प्रकरण क्र.-१११/२०२४ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य ₹५५,०९,९८,८७५/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य ₹६,७६,२५,२७७/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य ₹ निरंक नमुद आहे. म्हणुन मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य ₹५५,०९,९८,८७५/- समजा ₹५५,०९,९९,०००/- इतके निश्चित करण्यात करण्यात आलेले आहे.

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य ₹५५,०९,९९,०००/- इतके मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५[ग-अ][वाचा-२५[ब][१]] मध्ये मोडत असल्याने त्यास ५% प्रमाणे ₹२,७५,४९,९५०/- इतके मुद्रांक शुल्क देय ठरते. मुळ संलेखास ₹ निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास ₹२,७५,४९,९५०/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

१] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२[१][ब] खाली प्रमाणित करुन देण्यात येईल.

२] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खडाखोड करता येणार नाही.

३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहुन देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले **मुद्रांक शुल्क मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. मुख्य नियंत्रक महसूल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) खालील आपणास अपिल दाखल करता येईल.

४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती संबंधी संलेखात पुर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहुन आदेश देत आहे.

५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे अधिन राहुन आदेश देण्यात येत आहे.

६] उपरोक्त आदेशातील **मिळकतीचे बाजारमुल्य मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

उपरोक्त दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम ई-चलानद्वारे शासन जमा करावी.

उक्त रक्कमेचा भरणा ग्रासप्रणालीच्या https://gras.mahakosh.gov.in/echallan/frmIndes.php/ किंवा https://gras.mahakosh.gov.in/igr/ या संकेतस्थळावर जावून **NPJ1_JTDISTRICT REGI NAGPUR URBAN** या कार्यालयाचे नावे मुद्रांक शुल्काची रक्कम **००३००५१७०१** या संगणकीय लेखाशिर्षात करावा व त्याबाबतची ई-चलान या कार्यालयास सादर करावी.

[तानाजी ल. गंगावणे]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,
मे. आर. एस. एल. रिॲलिटर्स एल. एल. पी., नागपूर,
कार्या. पत्ता- एफ.एफ.-१/२/३, गिरिष हाईटस्, ४था माळा,
भारत चित्रपटगृहा जवळ, एल. आय. सी. चौक,
सदर, नागपूर-४४०००१.

नगन-ग्रा-१० ६२६४/२०२४ ८५/१२४





नगन-ग्रा-१०
६२६४ / २०२४
९६ / १२४



बैंक ऑफ़ बड़ौदा
Bank of Baroda

Ref: BOB/GAMDEV/ADV/2023-24

Date: 31-1-2024

M/s Luxora Infrastructure Private limited

Unit No 150, Avior Corporate Park

Nirmal Galaxy, LBS Road

Mulund West, Mumbai 400080

Dear Sirs

Subject: No Objection Certificate (NOC) & Release of Charge of part security in connection with M/s Luxora Infrastructure Private Limited.

As per your request we issue No Objection Certificate & release of charge as per below mentioned terms:

- As per the sanction of your compromise proposal we have received the tranche 3 payment of the compromise amount and accordingly we are issuing this NOC & Release of Charge for Tranche 3 Security (which is part of mortgaged security for loan account number/s **03940400000196 & 03940600000778**). We hereby release our charge on Tranche 3. Security which is hereinafter referred to as Scheduled Property and more fully described in the Schedule "A" hereinbelow based on the No Objection Certificate issued by M/s Edelweiss ARC on 23.11.2023 vide ref.no.EcelARC/3491/23-24.
- The Company should ensure until the full and final payment of Compromise amount all roads & amenities will be made available to all the balance land.
- We assure you to take all necessary steps which is required to transfer/release the aforesaid Scheduled Property in your favour /any other as per your request.

For Bank of Baroda
For BANK OF BARODA

Authorised Signatory
मुख्य प्रबंधक
Chief Manager
गामदेवी शाखा / Gamdevi Branch

गामदेवी शाखा : गीता बिल्डींग, पंडिता रमाबाई रोड, गामदेवी, मुंबई - 400 007. भारत
Gamdevi Branch : Geeta Building, Pandita Ramabai Road, Gamdevi, Mumbai - 400 007. India
दूरध्वनी / Phone : +91-22-2364 1145 (सी/D) 2364 1715 (Accountant) 2361 2021 / 2369 2031 (सी/G)
ई-मेल / E-mail : gamdev@bankofbaroda.com • वेब / Web : www.bankofbaroda.com

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बैंक ऑफ़ बड़ौदा
Bank of Baroda

Annexure A

DESCRIPTION OF MORTGAGED PROPERTY TO BE RELEASED ("RELEASED SECURITY") against Tranche 3 payment

All the pieces and parcels of land in all admeasuring 15.15 hectares 37.43 acres situated at Mouza /Village Pipla, P.H.N). 38, Tahsil, Nagpur (Rural), District: Nagpur more particularly detailed below together with the constructions thereon.

SNO	SURVEY NO./ KHASARA	ORIGINAL MORTGAGED LAND				TRANCHE 3 RELEASE
		DEED NO.	DATE	HECTARE	ACRES	HECTARE
1	81/2-4	NGN7-3037-2015	24-Apr-15	0.15	0.37	0.11
2	81/2-5	NGN7-3037-2015	24-Apr-15	0.15	0.37	0.001
3	82	NGN7-02784-2008	15-May-08	1.21	2.99	0.79
4	83	NGN7-02783-2008	15-May-08	1.62	4.00	0.28
5	96/1	NGN7-02788-2008	15-May-08	0.81	2.00	0.18
6	96/2	NGN7-3461-2013	22-Mar-13	1.23	3.04	0.04
7	96/3	NGN7-02784-2008, NGN7-02783-2008	15-May-08	1.6	3.95	0.11
8	97/2	NGN7-02786-2008	15-May-08	2.43	6.00	0.81
9	97/4	NGN7-6348-2014	3-Nov-14	1.17	2.89	0.49
10	103	NGN7-3036-2015	24-Apr-15	1.21	2.99	0.001
11	104/1	NGN7-3459-2013	22-Mar-13	1.76	4.35	0.26
12	104/3	NGN7-04011-2011	30-May-11	0.81	2.00	0.30
13	104/2	NGN7-02786-2008	15-May-08	2.43	6.00	0.08
14	105/1	NGN7-02787-2008	15-May-08	0.86	2.13	0.86
15	106/1	NGN7-02786-2008	15-May-08	1.06	2.62	1.06
16	107	NGN7-02788-2008	15-May-08	1.15	2.84	0.67
17	108/1	NGN7-02784-2008	15-May-08	1.75	4.32	1.75
18	108/2	NGN7-3037-2015	24-Apr-15	0.83	2.05	0.83
19	108/3	NGN7-02788-2008	15-May-08	2.02	4.99	2.02
20	109/3	NGN7-02786-2008	15-May-08	2.42	5.98	0.02
21	110/1(Now Renumbered 110/5)	NGN7-02786-2008	15-May-08	5.67	14.01	2.84
22	110/2(Now Renumbered 110/4)	NGN7-02783-2008	15-May-08	1.62	4.00	1.62
TOTAL (HA)				33.96	83.92	15.15
TOTAL (ACRES)						37.43

गामदेवी शाखा : गीता बिल्डींग, पंडिता रमाबाई रोड, गामदेवी, मुंबई - 400 007. भारत.
Gamdevi Branch : Geeta Building, Pandita Ramabai Road, Gamdevi, Mumbai - 400 007. India.
दूरध्वनी / Phone : +91-22-2364 1145 (सी/O) 2364 3715 (Accountant) 2361 2021 / 2369 2031 (सी/G)
ई-मेल / E-mail : gamdev@bankofbaroda.com • वेब / Web : www.bankofbaroda.com

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CC / 928

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Edelweiss
Asset Reconstruction

CHARGE RELEASE LETTER

Date: 27th February 2024

Ref: EdelARC/5020/23-24

To

Tarun Hundalani, 30W1 World One, Lodha World Towers, Lower Parel (W), Mumbai 400013 (the "**Guarantors**")	**Deepak Vasandani** 26W1 World One, Lodha World Towers, Lower Parel (W), Mumbai 400013 (the "**Guarantors**")
CC: **Luxora Infrastructure Private Limited** Unit No 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund (West), Mumbai – 400080 (the "**Company**")	

Dear Sirs:

Subject: Release of partial security interest with the terms of the Joint Mortgage Deed dated 3 May 2017

1. We refer to the terms and conditions of your offer letter dated 26th October 2023 ("**Offer Letter**") and our acceptance of the same being the sanction letter dated 10th November 2023 bearing reference number EdelARC/3336/23-24 ("hereinafter, together referred to as "**Settlement Letter**").

2. We confirm that we have received full payment of the Third Instalment in accordance with the terms and conditions of the Settlement Letter. Accordingly, in line with the understanding in the Settlement Letter, we fully, unconditionally, and irrevocably (and without any further act or deed) hereby unconditionally release, in full, all charges and security interest created in our favour/ for our benefit on the immovable properties, as more particularly set out in ***Annexure A*** ("**Released Security**"). Additionally, any lien and/or escrow agreement on any associated bank account(s) related to the Released Security shall stand hereby fully, unconditionally, and irrevocably released.

3. We agree that the Company shall be free to take any other steps such as opening and operating of new/ existing bank accounts (including, inter alia, deposit and use of collections and proceeds), in connection with financing to be availed by the Company.

4. This letter may be used for the purpose of filing of necessary forms for satisfaction/ modification of charges and other security interest created in the records of the relevant Registrar of Companies pursuant to the Joint Mortgage Deed dated 3 May 2017 and/ or any other security document and for the consequent updation of records with various information/ credit utilities.

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Edelweiss
Asset Reconstruction

5. We also assure you that we will take all the necessary steps (including execution of deed/s of reconveyance (where required) and registration of such deed/s of reconveyance with the relevant sub-registrar of assurances and/ or release of title deeds held by us (if any)) and provide all necessary assistance and cooperation which may be required by you in connection with all such filings required to be made with the relevant registrar of companies, information/ credit utilities and the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

6. Capitalised terms used herein (but not defined herein) shall the meaning ascribed to such term in the Settlement Letter.

For Edelweiss Asset Reconstruction Company Limited
(acting in its capacity as trustee of EARC Trust SC 242)

Authorized Signatory

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ANNEXURE A

Details of Released Mortgaged Property ("Released Security C") upon payment of Third Instalment

All that pieces and parcels of land in all admeasuring 13.32 Hectares (32.90 Acres) situated at Mauza / Village: Pipla, P. H. N) 38, Tahsil, Nagpur (Rural), District: Nagpur more particularly detailed below together with (i) all present and future buildings and structures thereon or constructed or to be constructed thereon (ii) all plant and machinery attached to the earth or permanently fastened to anything attached to the earth (iii) all floor space index, balance TDR/FSI/Fungible FSI to be consumed thereon and other rights, title, benefit and interest arising out of or loaded over/in respect of aforesaid property

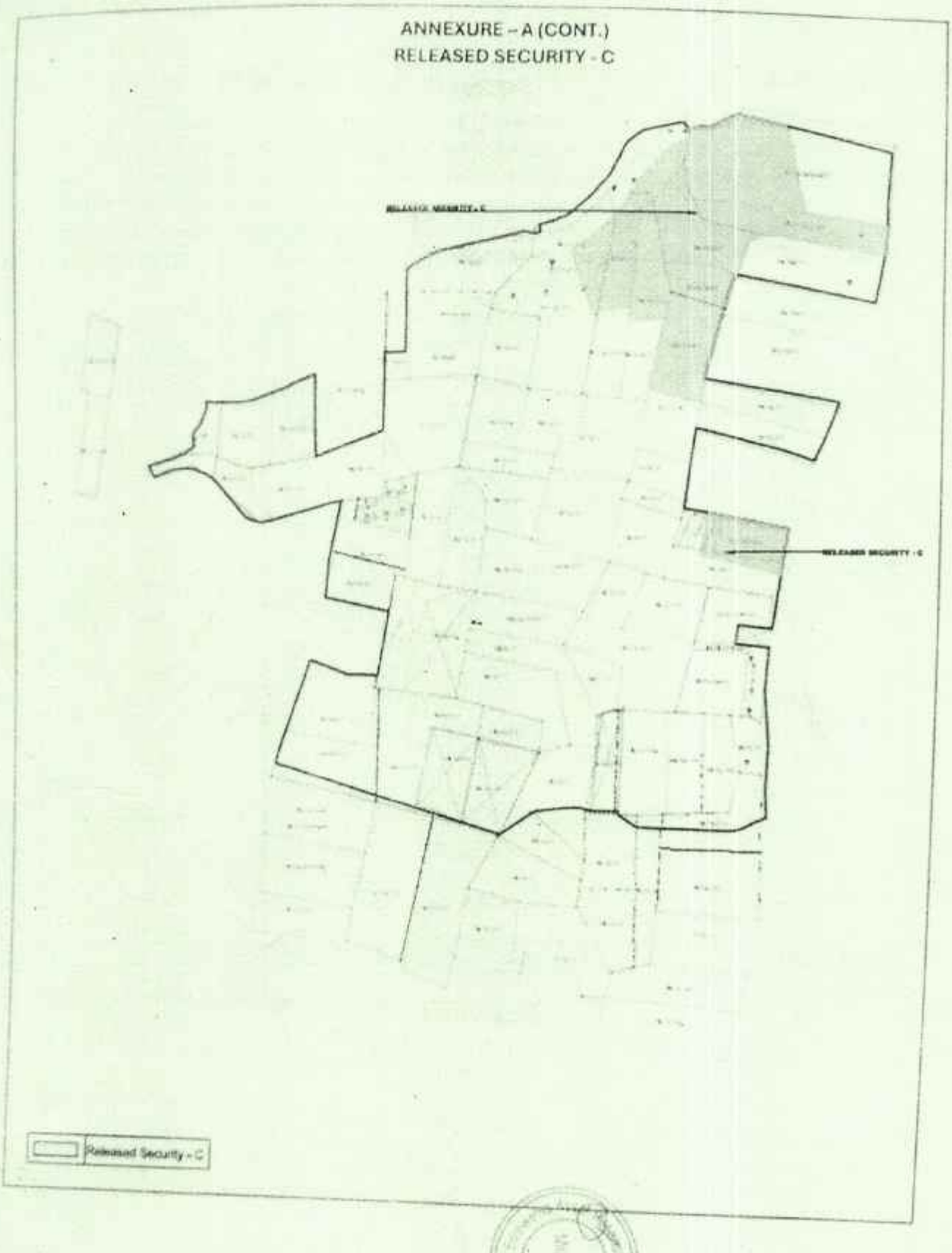
SNO	SURVEY NO./ KHASARA	MORTGAGE LAND				THIRD INSTALMENT "RELEASED SECURITY C"
		DEED NO.	DATE	HECTARE	ACRES	HECTARE
36	87	NGN7-3460-2013	22-03-2013	1.24	3.06	0.17
37	88/1-1	NGN7-3037-2015	24-04-2015	0.68	1.68	0.68
38	88/1-2	NGN7-3037-2015	24-04-2015	0.15	0.37	0.15
65	104/1	NGN7-3459-2013	22-03-2013	1.76	4.35	0.26
66	104/3	NGN7-04011-2011	30-05-2011	0.81	2.00	0.30
67	104/2	NGN7-02786-2008	15-05-2008	2.43	6.00	0.08
68	105/1	NGN7-02787-2008	15-05-2008	0.86	2.13	0.86
70	106/1	NGN7-02786-2008	15-05-2008	1.06	2.62	1.06
72	107	NGN7-02788-2008	15-05-2008	1.15	2.84	0.67
73	108/1	NGN7-02784-2008	15-05-2008	1.75	4.32	1.75
74	108/2	NGN7-3037-2015	24-04-2015	0.83	2.05	0.83
75	108/3	NGN7-02788-2008	15-05-2008	2.02	4.99	2.02
76	109/3	NGN7-02786-2008	15-05-2008	2.42	5.98	0.02
77	110/1(Now Renumbered 110/5)	NGN7-02786-2008	15-05-2008	5.67	14.01	2.84
78	110/2(Now Renumbered 110/4)	NGN7-02783-2008	15-05-2008	1.62	4.00	1.62
TOTAL (HA)				24.45	60.42	13.32
TOTAL (ACRES)						32.90

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Edelweiss
Asset Reconstruction

ANNEXURE – A (CONT.)
RELEASED SECURITY - C



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१०२ / १२१

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सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAZ-6246**

It is hereby certified that RSL REALITIES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twenty fifth day of November Two thousand twenty-one.

DS MINISTRY OF CORPORATE AFFAIRS 232

Amarpreet Kaur

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

RSL REALITIES LLP

SHOP NO.FF/1/2/3, GIRISH H EIGHTS,,KMT ROAD,NAGPUR,Nagpur,Maharashtra,440001,India

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१०३/१२४

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१०४ | १२४



Form 1

Certificate of Incorporation

Corporate Identity Number : **U65929MH2007PTC166943** **2006 - 2007**

I hereby certify that LUXORA INFRASTRUCTURE PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Mumbai this SIXTEENTH day of JANUARY TWO THOUSAND SEVEN.

(VIJAYA NAGORAO KHANDARE)

Registrar of Companies
Maharashtra, Mumbai



नगन-ग्रा--१०
६२६४/२०२४
१०६/१२४

RSL REALITIES LLP
4th Floor, 1/2/3, Girish Heights, LIC Square,
Near Bharat Talkies, Sadar, Nagpur
Maharashtra 440001

+91 712 6609960
+91 97667 99990
info@leveragegroup.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNER/DESIGNATED PARTNERS OF RSL REALITIES LLP HELD ON WEDNESDAY 25TH OCTOBER, 2023 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT SHOP NO FF/1/2/3, GIRISH HEIGHTS, KMT ROAD, NAGPUR, MAHARASHTRA-440001

AUTHORITY TO SIGN DEVELOPMENT AGREEMENT WITH LUXORA INFRASTRUCTURE PRIVATE LIMITED:

The Designated Partner informed that the LLP would be entering into a Development Agreement with Luxora Infrastructure Private Limited, for developing the lands bearing Survey Nos. as mentioned in the table below totally admeasuring in the aggregate 9.45 Hectares (i.e. 23.35 Acres) and situated at Mauza: Pipla, P. H. No. 38, Tahsil: Nagpur (Rural) and District: Nagpur.

Khasra No.	Hectares	Acres	Khasra No.	Hectares	Acres
104/1 (part)	0.33	0.82	108/1 (part)	1.63	4.04
104/2 (part)	0.08	0.19	108/2 (part)	0.5	1.24
104/3 (part)	0.23	0.56	108/3 (part)	0.27	0.66
105/1	0.86	2.13	109/3 (part)	0.02	0.05
106/1	1.06	2.62	110/4 (part)	0.69	1.7
107 (part)	0.62	1.54	110/5 (part)	3.16	7.81

Accordingly, the LLP do hereby authorize anyone Designated Partner or Authorized Person to negotiate the terms and execute the Agreement, Addendum or Amendments thereto and all other ancillary documents / papers with Luxora Infrastructure Private Limited.

The Partner/Designated Partners after deliberation passed the following resolution.

"RESOLVED THAT the consent of the Partner/Designated Partners be and are hereby accorded for signing of Development Agreement, Addendum or Amendments thereto and all other ancillary Papers ('documents') with Luxora Infrastructure Private Limited for the development of the lands bearing Survey Nos. 104/1 (part), 104/2 (part), 104/3 (part), 105/1, 106/1, 107 (part), 108/1 (part), 108/2 (part), 108/3 (part), 109/3 (part), 110/4 (part) and 110/5 (part) totally

नागन-ग्रा-१०
६२६४/२०२४
906/928

RSL REALITIES LLP
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Near Bharat Talkies, Sadar, Nagpur
Maharashtra 440001

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admeasuring in the aggregate 9.45 Hectares (i.e. 23.35 Acres) more specifically mentioned in the Second Schedule of Development Agreement located at Mauza: Pipla, P. H. No. 38, Tahsil: Nagpur (Rural) and District: Nagpur, State-Maharashtra within the limits of Nagpur Metropolitan Region Development Authority the draft of which is placed before the Partner/Designated Partners duly initialled by the Designated Partner for the purpose of identification.

RESOLVED FURTHER THAT Mr. Aditya Umesh Gupta, Designated Partner of the LLP be and is hereby severally authorized to negotiate, finalise and execute the documents on behalf of the LLP and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said resolution.

RESOLVED FURTHER THAT the certified copy of the resolution be given to anyone concerned or interested in the matter.

Certified to be true copy
For RSL Realities LLP

Dilip Prahladrai Agrawal
Designated Partner
DIN: 00364465

For RSL Realities LLP

Aditya Umesh Gupta
Designated Partner
DIN: 03386532

नगन-ग्रा-१०
६२६४ / २०२४
१०८ / १२४

Luxora
BEYOND COMPARE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF THE DIRECTORS OF LUXORA INFRASTRUCTURE PRIVATE LIMITED HELD ON TUESDAY 01ST OF AUGUST 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. 150, AVIOR CORPORATE PARK, NIRMAL GALAXY, LBS ROAD, MULUND, MUMBAI- 400080

AUTHORITY TO SIGN DEVELOPMENT AGREEMENT WITH RSL REALITIES LLP:

The Chairman informed that the Company would be entering into a Development Agreement with RSL Realties LLP, for developing the lands bearing Survey Nos. as mentioned in the table below totally admeasuring in the aggregate 9.45 Hectares (i.e. 23.35 Acres) and situated at Mauza: Pipla, P. H. No. 38, Tahsil: Nagpur (Rural) and District: Nagpur.

Khasra No.	Hectares	Acres	Khasra No.	Hectares	Acres
104/1 (part)	0.33	0.82	108/1 (part)	1.63	4.04
104/2 (part)	0.08	0.19	108/2 (part)	0.5	1.24
104/3 (part)	0.23	0.56	108/3 (part)	0.27	0.66
105/1	0.86	2.13	109/3 (part)	0.02	0.05
106/1	1.06	2.62	110/4 (part)	0.69	1.7
107 (part)	0.62	1.54	110/5 (part)	3.16	7.81

Accordingly, the Company do hereby authorise anyone Director or Authorised Person to negotiate,the terms and execute the Agreement, Addendum or Amendments thereto and all other ancillary documents / papers with: RSL Realities LLP.

The Board of Directors after deliberation passed the following resolution.

"RESOLVED THAT the consent of the Board be and is hereby accorded for signing of Development Agreement, Addendum or Amendments thereto and all other ancillary Papers ('documents') with RSL Realities LLP for the development of the lands bearing Survey Nos. 104/1 (part), 104/2 (part), 104/3 (part), 105/1, 106/1, 107 (part), 108/1 (part), 108/2 (part), 108/3 (part), 109/3 (part), 110/4 (part) and 110/5 (part) totally admeasuring in the aggregate 9.45 Hectares (i.e. 23.35 Acres) more specifically mentioned in the Second Schedule of Development Agreement located at Mauza: Pipla, P. H. No. 38, Tahsil: Nagpur (Rural) and District: Nagpur, State- Maharashtra within the limits of Nagpur Metropolitan Region Development Authority the draft of which is placed before the Board duly initialled by the Chairman for the purpose of identification.

RESOLVED FURTHER THAT Mr. Tarun Hundalani or Mr. Deepak Vasandanai, Directors of the Company be and are hereby severally/jointly authorised to negotiate, finalise and execute

CIN : U70100MH2007PTC166943
Unit No. 150, Avior Corporate Park, Nirmal Galaxy,
LBS Road, Mulund West, Mumbai – 400080
Ph : 25908100 / 25908200
www.luxora.co.in

नगन-ग्रा- १०
६२६४ /२०२४
१०८/१२४

the documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said resolution.

RESOLVED FURTHER THAT the certified copy of the resolution be given to anyone concerned or interested in the matter.

Certified to be true copy

For Luxora Infrastructure Private Limited **Tarun Hundalani** Director DIN: 02171802	**For Luxora Infrastructure Private Limited** **Deepak Vasandani** Director DIN: 00485511

नगन-ग्रा-१०
६२६४/२०२४
१९० /१२४

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LBS Road, Mulund West, Mumbai - 400080
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www.enkaara.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LUXORA INFRASTRUCTURE PRIVATE LIMITED

16/01/2007

Permanent Account Number

AABCL2854K

LUXORA INFRASTRUCTURE PRIVATE LIMITED
NAGPUR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADNPV0925F

नाम / Name
DEEPAK VASANDANI

पिता का नाम / Father's Name
MAHADEV VASANDANI

जन्म की तारीख
Date of Birth
16/07/1976

भारत सरकार
Government of India

Deepak Vasandani
जन्म तिथि/DOB: 16/07/1976
पुरुष/ MALE

Issue Date: 04/12/2020

6148 9432 9869
VID : 9173 8957 6845 9635

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
फ्लैट न 2601, वेस्ट विंग,, सेनापति बापत मार्ग,, लोअर परल, मुंबई, मुंबई नगर, महाराष्ट्र - 400013

Address:
Flat No 2601, West Wing,, Senapati Bapat Marg,, Lower Parel, Mumbai, Mumbai City, Maharashtra - 400013

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VID : 9173 8957 6845 9635

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABEFR6340R

नाम / Name
RSL REALITIES LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
25/11/2021

RSL Realities LLP

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITYA UMESH GUPTA

UMESH PRAKASHCHANDRA GUPTA

14/02/1985

Permanent Account Number

AKPPG9020K

Signature

भारत सरकार
Government of India

Aditya Umesh Gupta
Date of Birth/DOB: 14/02/1985
Male/ MALE

Issue Date: 27/11/2015

4333 1405 1403
VID : 9175 9519 3765 7416

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
P. N 17, F.N 101, Raj Nagar, Sudarshan Villa, Shirke Layout, Katol road, Nagpur, Maharashtra - 440013

4333 1405 1403
VID : 9175 9519 3765 7416

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नगन-ग्रा- १०
६२६४ / २०२४
९९९ / ९२४

कार्या. २, नागपुर महानगरपालिका

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKBPJ3511E

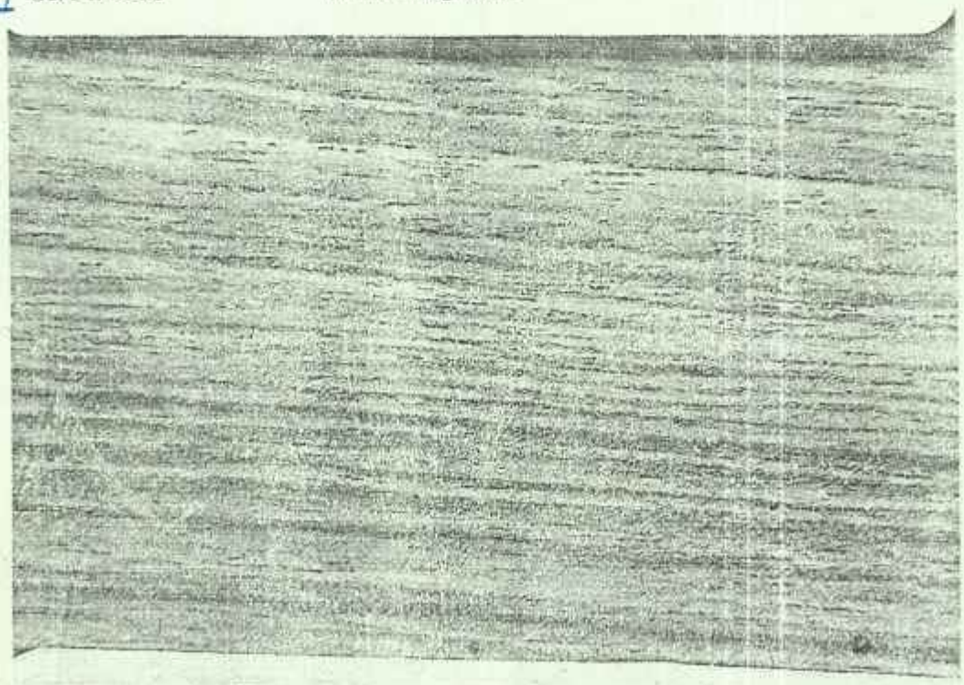
नाम/ Name
MANGESH C JADHAV

पिता का नाम/ Father's Name
CHANDRASHEKHAR VITTHAL JADHAV

24102022

जन्म की तारीख/
Date of Birth
28/01/1988

हस्ताक्षर/ Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILESH VILAS POL
VILAS MAHADEV POL

04/05/1989

Permanent Account Number
BUJPP4254M





Signature

Scanned with OKEN Scanner

नगन-ग्रा-१०
६२६४ | २०२४
१९२ | १२४



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LUXORA INFRASTRUCTURE PRIVATE LIMITED

16/01/2007
Permanent Account Number

AABCL2854K



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADNPV0925F

नाम / Name
DEEPAK VASANDANI

पिता का नाम / Father's Name
MAHADEV VASANDANI

जन्म की तारीख / Date of Birth
16/07/1976



भारत सरकार
Government of India

Deepak Vasandani
जन्म तिथि/DOB: 16/07/1976
पुरुष/ MALE

Download Date: 04/09/2021
Issue Date: 04/12/2020

6148 9432 9869
VID : 9173 8957 6845 9635
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
फ्लैट न 2601, वेस्ट विंग,, सेनापति बापत मार्ग,, लोवर परेल, मुंबई, मुंबई नगर, महाराष्ट्र - 400013

Address:
Flat No 2601, West Wing,, Senapati Bapat Marg,, Lower Parel, Mumbai, Mumbai City, Maharashtra - 400013

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भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABEFR6340R

RBL REALITIES LLP

28/11/2021



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ADITYA UMESH GUPTA

UMESH PRAKASHCHANDRA GUPTA

14/02/1985
Permanent Account Number

AKPPG9020K

Signature



भारत सरकार
Government of India

Aditya Umesh Gupta
Date of Birth/DOB: 14/02/1985
Male/ MALE

Download Date: 29/05/2021
Issue Date: 27/11/2019

4333 1405 1403
VID : 9175 9519 3765 7416
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
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नगन-ग्रा-१०
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SEAL OF THE JOINT SUB REGISTRAR CLASS-2, NAGPUR RURAL NO. 10


नगन-ग्रा
६२६४ / २०२४
११४ / १२४


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
LUXORA INFRASTRUCTURE PRIVATE LIMITED
16/01/2007
Permanent Account Number
AABCL2854K


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADNPV0925F
नाम / Name
DEEPAK VASANDANI
पिता का नाम / Father's Name
MAHADEV VASANDANI
जन्म की तारीख / Date of Birth
16/07/1976


भारत सरकार
Government of India
दीपक वसनदानी
Deepak Vasandani
जन्म तिथि/DOB: 16/07/1976
पुरुष/ MALE
Download Date: 04/09/2021
Issue Date: 04/12/2020
6148 9432 9869
VID : 9173 8957 6845 9635
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
पता:
फ्लैट न 2601, वेस्ट विंग,, सेनापति बापत मार्ग,, लोअर परेल, मुंबई, मुंबई नगर, महाराष्ट्र - 400013
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आयकर विभाग
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भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABEFR6340R
RSL REALITIES LLP
25/11/2021


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ADITYA UMESH GUPTA
UMESH PRAKASHCHANDRA GUPTA
14/02/1985
Permanent Account Number
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Signature


भारत सरकार
Government of India
Aditya Umesh Gupta
Date of Birth/DOB: 14/02/1985
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नगन-ग्रा-१०
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SEAL OF THE REGISTRAR, CLASS-II, NAGPUR RURAL NO. 10


सगन-ग्रा-१०
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
LUXORA INFRASTRUCTURE PRIVATE LIMITED
16/01/2007
Permanent Account Number
AABCL2854K

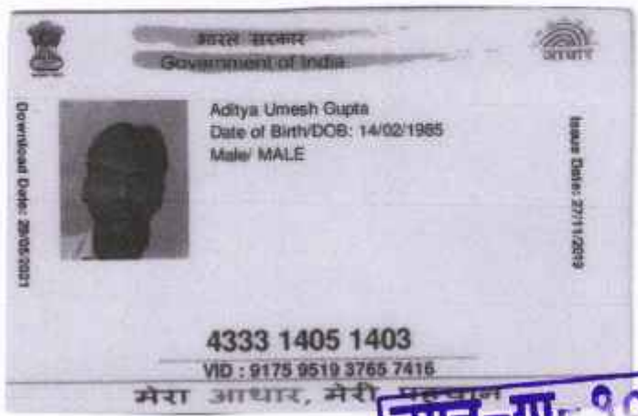

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
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ADNPV0925F
नाम / Name
DEEPAK VASANDANI
पिता का नाम / Father's Name
MAHADEV VASANDANI
जन्म की तारीख / Date of Birth
16/07/1976


भारत सरकार
Government of India
आधार
दीपक वसन्दानी
Deepak Vasandani
जन्म तिथि/DOB: 16/07/1976
पुरुष/ MALE
Download Date: 04/09/2021
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABEFR6340R
नाम/ Name
RSL REALTIES LLP
निगमन / गठन की तारीख
Date of Incorporation/ Formation
25/11/2021


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ADITYA UMESH GUPTA
UMESH PRAKASHCHANDRA GUPTA
14/02/1985
Permanent Account Number
AKPPG9020K
Signature


भारत सरकार
Government of India
आधार
Aditya Umesh Gupta
Date of Birth/DOB: 14/02/1985
Male/ MALE
Issue Date: 27/11/2019
Download Date: 29/05/2021
4333 1405 1403
VID : 9175 9519 3765 7416
मेरा आधार, मेरी पहचान


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नगन-ग्रा-१०
६२६४ | २०२१
९९६ | ९२४

गैल-ग्रा-१०
६२६४ / २०२४
७७८ / १२४

CHALLAN
MTR Form Number-6

GRN	MH004700753202425E	BARCODE	Date	04/07/2024-11:45:46	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	RSL REALITIES LLP
Location	NAGPUR		
Year	2024-2025 One Time	**Flat/Block No.**	Mauza / Village: Pipla, P. H. N). 38
		Premises/Building	
		Road/Street	Tahsil, Nagpur (Rural),
		Area/Locality	District: Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	SecondPartyName=LUXORA INFRASTRUCTURE PRIVATE LIMITED~
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

DEFACED ₹30000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024070410925	743935669
Cheque/DD No.		Bank Date	RBI Date	04/07/2024-11:47:25	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-274-6264	0002580056202425	05/07/2024-13:16:34	IGR539	30000.00
			Total Defacement Amount		**30,000.00**

Print Date 05-07-2024 01:19:42

नागन-ग्रा-१०
६२६४/२०२४
१२८/१२४

THE JOINT SUB REGISTRAR, CLASS-2, NAGPUR (RURAL) NO. 10


नगन-ग्रा-१०
६२६४ / २०२४
920 / 928

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724046908959	Receipt Date	05/07/2024

Received from RSL REALITIES LLP, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 6264 dated 05/07/2024 at the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.

DEFACED
₹ 280
DEFACED

Payment Details

Bank Name	IBKC	Payment Date	04/07/2024
Bank CIN	10004152024070408437	REF No.	768297047
Deface No	0724046908959D	Deface Date	05/07/2024

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

नगपं-प्र्रा-१०
६२६४/२०२४
९२९/९२४


नगन-ग्रा-१०
२०२४

274/6264
शुक्रवार,05 जुलै 2024 1:17 म.नं.

दस्त गोषवारा भाग-1

नगन(ग्रा) 922 — 924
दस्त क्रमांक: 6264/2024

दस्त क्रमांक: नगन(ग्रा) /6264/2024

बाजार मुल्य: रु. 55,09,99,000/- मोबदला: रु. 55,09,99,000/-

भरलेले मुद्रांक शुल्क: रु.2,75,49,950/-

दु. नि. सह. दु. नि. नगन(ग्रा) यांचे कार्यालयात

अ. क्रं. 6264 वर दि.05-07-2024

रोजी 1:14 म.नं. वा. हजर केला.

पावती:8079 पावती दिनांक: 05/07/2024

सादरकरणाराचे नाव: आरएसएल रियल्टीज एलएलपी तर्फे अधिकृत हस्ताक्षरकर्ता आदित्य उमेश गुप्ता

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2480.00
पृष्ठांची संख्या: 124	
एकुण:	32480.00

दस्त हजर करणाऱ्याची सही:

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १० ,नागपूर

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १० ,नागपूर

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 05 / 07 / 2024 01 : 14 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 05 / 07 / 2024 01 : 16 : 04 PM ची वेळ: (फी)

05/07/2024 1 19:43 PM

दस्त गोषवारा भाग-2

नगन(ग्रा) 923 - 928
दस्त क्रमांक:6264/2024

दस्त क्रमांक :नगन(ग्रा)/6264/2024
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:लक्सोरा इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता दिपक बसनदानी पत्ता:प्लॉट नं: युनिट क्र.150, माळा नं: -, इमारतीचे नाव: एव्हियर कॉर्पोरेट पार्क, ब्लॉक नं: निर्मल गॅलेक्सी, एलबीएस रोड, रोड नं: मुलुंड(पश्चिम), महाराष्ट्र, MUMBAI. पॅन नंबर:AABCL2854K	लिहून देणार वय :-47 स्वाक्षरी:-		
2	नाव:आरएसएल रियल्टीज एलएलपी तर्फे अधिकृत हस्ताक्षरकर्ता आदित्य उमेश गुप्ता पत्ता:प्लॉट नं: एफ एफ-1/2/3, माळा नं: 4था मजला, इमारतीचे नाव: गिरीश हाईट्स, ब्लॉक नं: एल.आय.सी.एस क्यु, भारत टॉकीजच्या जवळ, सदर, रोड नं: नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABEFR6340R	लिहून घेणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 07 / 2024 01 : 18 : 12 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १० ,नागपूर

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:मंगेश जाधव वय:35 पत्ता:२/३७,कंथारिया मेंशन, दादर पश्चिम, मुंबई पिन कोड:400028	स्वाक्षरी		
2	नाव:निलेश पोळ वय:33 पत्ता:२/३७,कंथारिया मेंशन, दादर पश्चिम, मुंबई पिन कोड:400028	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:05 / 07 / 2024 01 : 18 : 56 PM

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १० ,नागपूर



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	CER-NAG-ADJ-IGR377-111-2024	0	27549950	SD		
2		DHC		0724046908959	280	RF	0724046908959D	05/07/2024
3		DHC		0724046105090	200	RF	0724046105090D	05/07/2024
4		DHC		0724048604845	2000	RF	0724048604845D	05/07/2024
5		eChallan		MH004700753202425E	30000	RF	0002580056202425	05/07/2024

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

6264 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

नगन-ग्रा-१०
६२६४/२०२४
१२४/१२४

७ नंबराचे बुकाचे
६२६४ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण १२४ पाने आहेत.
सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामिण क्र.१०, नागपूर
दि. ०५ माहे ०७ सन २०२४

5-7
4.05