| | | |
|---|---|---|
| **NAME OF INSTRUMENT** | **:** | **SALE DEED** |
| **PURCHASER'S NAME** | **:** | **RAI UDYOG LTD AND OTHER** |
| **SELLER'S NAME** | **:** | **RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA AND OTHER** |
| **EXECUTED ON** | **:** | **23/07/2021** |
| **REGISTERED ON** | **:** | **23/07/2021** |
| **SUB-REGISTRAR OFFICE** | **:** | **NGP** |
| **DOCUMENT SR. NO.** | **:** | **NGN 3-4136-2021** |


**PAVAN G. DHIMOLE**

**&**

**SARANG D. NIGHOT**

**Advocates**

**Office at - Behind Shree Gajanan Maharaj Mandir, Lakdapul Road, Mahal, Nagpur - 32.**

**Cell No. - 09373216597, 09422829960**

**E-mail ID - pavandhimole1979@gmail.com**

**sarang.nighot@gmail.com**

266/4136
Friday,July 23 ,2021
4:52 PM

पावती

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

पावती क्र.: 6338 दिनांक: 23/07/2021

गावाचे नाव: वडपाकड
दस्तऐवजाचा अनुक्रमांक: नगन3-4136-2021
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मे. राय उद्योग लिमीटेड तर्फे व्यवस्थापकीय संचालक किशोर गोपीचंद राय .

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 1800.00 |
| पृष्ठांची संख्या: 90 | |
| एकूण: | रु. 31800.00 |

DELIVERED

आपणास मूळ दस्त ,बंधनेत्र प्रिंट,सूची-२ अंदाजे
5:08 PM ह्या वेळेस मिळेल.

NGP3

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. 3

बाजार मुल्य: रु.50160000 /-
मोबदला रु.137987397/-
भरलेले मुद्रांक शुल्क : रु. 5520000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2307202109239 दिनांक: 23/07/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2207202103377 दिनांक: 23/07/2021
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.9000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014114341202021E दिनांक: 23/07/2021
बँकेचे नाव व पत्ता:
4) देयकाचा प्रकार: eChallan रक्कम: रु.9000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014114959202021E दिनांक: 23/07/2021
बँकेचे नाव व पत्ता:
5) देयकाचा प्रकार: eChallan रक्कम: रु.9000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014113703202021E दिनांक: 23/07/2021
बँकेचे नाव व पत्ता:

# CHALLAN
MTR Form Number-6

| GRN | MH014119325202021E | BARCODE | | Date | 26/03/2021-17:34:31 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Sale of Non Judicial Stampe IGR Rest of Maha | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR6038G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. | NAZUL PLOT NO. 1 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Sale of NonJudicial Stamp | 520000.00 | Road/Street | MOUZA WADPAKAD |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| Total | 5,20,000.00 | Amount In Words | Five Lakh Twenty Thousand Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032636400 | CKQ0390946 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-06:52:26 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 96 , 30/03/2021 | |

Department ID :
Mobile No. : 9561690999

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 कराव्याच्या दस्तासाठी लागु आहे. नोंदणी न कराव्याच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by ES VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:22:23 IST
Reason: Secure Document
Location: India

नमुना – ३
४९३६/२०२१
९/८०





Print Date 31-05-2021 04:22:23

# CHALLAN

MTR Form Number-6

| GRN | MH014117985202021E | BARCODE | | Date | 26/03/2021-17:25:47 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Sale of Non Judicial Stamps IGR Rest of Maha | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR8008G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. Premises/Building | NAZUL PLOT NO. 1 |
| Account Head Details | Amount In Rs. | Road/Street | MOUZA WADPAKAD |
| 0030046401 Sale of NonJudicial Stamp | 500000.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| | | Amount In Words | Five Lakh Rupees Only |
| Total | 5,00,000.00 | | |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032634750 | CKQ0388599 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-06:52:26 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 86 , 30/03/2021 | |

Department ID :

Mobile No. : 9561890999

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 दस्तासाठी सदर चलन लागु नाही .

Signature Not Verified

Digitally signed by GS VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:22:54 IST
Reason: Secure Document
Location: India

नगन - ३
४७३ / २०२१
२ / ८०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-I, NAGPUR CITY NO.3



Print Date 31-05-2021 04:22:53

# CHALLAN

MTR Form Number-6

| GRN | MH014116416202021E | BARCODE | | Date | 26/03/2021-17:15:46 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Sale of Non Judicial Stamps IGR Rest of Maha | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR8008G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. Premises/Building | NAZUL PLOT NO. 1 |
| Account Head Details | Amount In Rs. | Road/Street | MOUZA WADPAKAD |
| 0030046401 Sale of NonJudicial Stamp | 900000.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| Total | 9,00,000.00 | Amount In Words | Nine Lakh Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032633295 | CKQ0387193 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-05:18:06 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 86 , 30/03/2021 | |

Department ID :

Mobile No. : 9561890999

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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:23:55 IST
Reason: Secure Document
Location: India

नगन-३
४९३९/२०२१
३/८०

HONBLE SUB-REGISTRAR CLASS II NAGPUR CITY NO.3



Print Date 31-05-2021 04:23:55

# CHALLAN
MTR Form Number-6

| GRN | MH014115625202021E | BARCODE | | Date | 26/03/2021-17:10:38 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| Department | Inspector General Of Registration | Payer Details | |
|---|---|---|---|
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR6009G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. | NAZUL PLOT NO. 1 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 900000.00 | Road/Street | MOUZA WADPAKAD |
| 0030063301 Registration Fee | 3000.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| Total | 9,03,000.00 | Amount In Words | Nine Lakh Three Thousand Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032632283 | CKQ0386200 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-05:16:06 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 86 , 30/03/2021 | |

Department ID :
Mobile No. : 9561890999
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 दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:24:23 IST
Reason: Secure Document
Location: India

नगन – ३
४७३६/२०२१
४/८०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II NAGPUR CITY NO.3



Print Date 31-05-2021 04:24:23

# CHALLAN
MTR Form Number-6

| GRN | MH014113703202021E | BARCODE | | Date | 26/03/2021-16:58:14 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR6008G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. | NAZUL PLOT NO. 1 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 900000.00 | Road/Street | MOUZA WADPAKAD |
| 0030063301 Registration Fee | 9000.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| Total | 9,09,000.00 | Amount In Words | Nine Lakh Nine Thousand Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032630076 | CKQ0383801 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-05:18:07 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 86 , 30/03/2021 | |

Department ID :
Mobile No. : 9561890899

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

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

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:25:35 IST
Reason: Secure Document
Location: India

नगन-३
४७३६/२०२१
५/८०



Print Date 31-05-2021 04:25:35

# CHALLAN
MTR Form Number-6

| GRN | MH014114959202021E | BARCODE | | Date | 26/03/2021-17:06:04 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| Department | Inspector General Of Registration | Payer Details | |
|---|---|---|---|
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR5008G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. | NAZUL PLOT NO. 1 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 900000.00 | Road/Street | MOUZA WADPAKAD |
| 0030063301 Registration Fee | 9000.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| | | Amount In Words | Nine Lakh Nine Thousand Rupees Only |
| Total | 9,09,000.00 | | |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032631367 | CKQ0385302 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-05:18:06 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 88 , 30/03/2021 | |

Department ID : Mobile No. : 9561890999

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.

Signature Not Verified

Digitally signed by GRAS VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:24:46 IST
Reason: Secure Document
Location: India

नगन - ३
२९३६/२०२१
६/८०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II NAGPUR CITY NO.3



Print Date 31-05-2021 04:24:46

# CHALLAN
MTR Form Number-6

| GRN | MH014114341202021E | BARCODE | | Date | 26/03/2021-17:01:55 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AACCR6005G |
| Office Name | NGP2_JT NAGPUR SUB REGISTRAR | Full Name | RAI UDYOG LTD THROUGH ITS DIRECTOR KISHOR G RAI |
| Location | NAGPUR | | |
| Year | 2020-2021 One Time | Flat/Block No. | NAZUL PLOT NO. 01 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 900000.00 | Road/Street | MOUZA WADPAKAD |
| 0030063301 Registration Fee | 9000.00 | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 4 |
| | | Remarks (If Any) | SecondPartyName=RENU PAPNEJA VISHAL BHATIA ANU MALHOTRA RITU BHATIYA ALKA BHATIA~ |
| | | Amount In Words | Nine Lakh Nine Thousand Rupees Only |
| Total | 9,09,000.00 | | |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572021032830886 | CKQ0384467 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/03/2021-05:16:07 | 30/03/2021 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 86 , 30/03/2021 | |

Department ID : Mobile No. : 9561890999

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

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

Signature Not Verified
Digitally signed by GS VIRTUAL TREASURY MUMBAI 03
Date: 2021.05.31 16:46:48 IST
Reason: Secure Document
Location: India

नागपूर - ३
४९३९/२०२१
६/८०

JOINT SUB-REGISTRAR CLASS II NAGPUR



Print Date 31-05-2021 04:46:48

| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| PRN | 2207202103377 | Date | 22/07/2021 |
| Received from RAI UDYOG LIMITED, Mobile number 8999905693, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur. | | | |
| Payment Details | | | |
| Bank Name | BARB | Date | 22/07/2021 |
| Bank CIN | 10004152021072202918 | REF No. | 1264936711 |
| This is computer generated receipt, hence no signature is required. | | | |

नगन – ३
८९३६ / २०२१
८ / ८०