267/8386 पावती Original/Duplicate

Wednesday,September 14 ,2022 नोंदणी क्रं. :39म

5:33 PM Regn.:39M

पावती क्रं.: 12778 दिनांक: 14/09/2022

गावाचे नाव: **गाडगा**

दस्तऐवजाचा अनुक्रमांक: **नगन4-8386-2022**

दस्तऐवजाचा प्रकार : **विक्री करारनामा**

सादर करणाऱ्याचे नाव: **मे.राधे संदेश इंफ्रा एलएलपी तर्फे भागीदार श्री किशोर रामकिसन मुरारका - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1400.00
पृष्ठांची संख्या: 70	
एकूण:	रु. 31400.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:48 PM ह्या वेळेस मिळेल.

NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.238314611.2 /-

मोबदला रु.317500000/-

भरलेले मुद्रांक शुल्क : रु. 22225000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409202208981 दिनांक: 14/09/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007723444202223P दिनांक: 14/09/2022

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH007726855202223M	BARCODE		Date	14/09/2022-13:56:44	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS RADHESANDESH INFRA LLP
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot Nos. 303 and 304
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	GADGA
0030046401 Stamp Duty	22200000.00	Area/Locality	West High Court Road, Gokulpeth, N
		Town/City/District	agpur
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=AWGPS9836E~SecondPartyName=NAVNEET YOGENDRANATH SINGH~
		Amount In Words	Two Crore Twenty Two Lakh Rupees Only
Total	2,22,00,000.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022091411871	CPACASTHF7
Cheque/DD No.		Bank Date	RBI Date	14/09/2022-13:56:51	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9730414589

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

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

नगन-४ 1316/2022 9/60

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Print Date 14-09-2022 03:14:04

CHALLAN

MTR Form Number-6

GRN	MH007723444202223P	BARCODE		Date	14/09/2022-13:24:21	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABFFR5362N
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS RADHESANDESH INFRA LLP
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot Nos. 303 and 304
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	25000.00	Road/Street	GADGA
0030063301 Registration Fee	30000.00	Area/Locality	West High Court Road, Gokulpeth, N
		Town/City/District	agpur
		PIN	4 4 0 0 1 0
		Remarks (If Any)	PAN2=AWGPS9836E~SecondPartyName=NAVNEET YOGENDRANATH SINGH AND OTHERS~
Total	55,000.00	Amount In Words	Fifty Five Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022091401905	9254244465613
Cheque/DD No.		Bank Date	RBI Date	14/09/2022-13:24:29	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9730414589

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

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OF THE JOINT SUB-REGISTRAR CLASS-II, NAGPUR

Print Date 14-09-2022 01:30:40

AGREEMENT TO SELL FOR RS. 31,75,00,000.00 ONLY (RUPEES THIRTY ONE CRORE SEVENTY FIVE LAC ONLY)

MARKET VALUE RS. 28,50,00,000.00 ONLY

Item No. 7.186/24 Page No. 353 Rate @ Rs. 82,200/- Per Sq. Mtr. (for Open Land) & Rs. 1,35,100/- Per Sq. Mtr. (for Commercial Upper Ground Floor)

THIS AGREEMENT TO SELL is made on this 14th Day of SEPTEMBER, 2022 BETWEEN (1) SHRI. NAVNEET S/o LATE SHRI. YOGENDRANATH SINGH, Aged 67 Years, Occupation - Business **(PAN AWGPS9836E & AADHAR 6249 5329 7931)**; (2) SHRI. VINEET S/o LATE SHRI. YOGENDRANATH SINGH, Aged 59 Years, Occupation - Business **(PAN ACAPS9757N & AADHAR 2214 9125 2082)**; (3) SHRI. PRANEET S/o LATE SHRI. YOGENDRANATH SINGH, Aged 55 Years, Occupation - Business **(PAN AKNPS9493E & AADHAR 8796 7242 0155)**; (4) SHRI. RAJEEV S/o LT. COL. MANMOHAN LAL BEOHAR, Aged 68 Years, Occupation - Business **(PAN AEVPB4344P & AADHAR 5747 6479 1816)**; AND (5) SHRI. MUKESH S/o LT. COL. MANMOHAN LAL BEOHAR, Aged 66 Years, Occupation - Business **(PAN AEFPB9986D & AADHAR 8409 9833 8790)**, All Residents of Plot No. 5/1, Sudama Kutir, Beside Mansi Girls Hostel, Tilak Nagar, Nagpur-440010, Tahsil and District - NAGPUR, hereinafter all jointly called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.4

Contd.

M/S. RADHESANDESH INFRA LLP **(PAN ABFFR5362N)**, A Limited Liability Partnership Firm duly Incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008 having its Office at House No 143-A, Mohata Kunj, Ramdaspeth, Nagpur-440010 and acting through its Authorised Partners (1) SHRI. KISHORE S/o RAMKISAN MURARKA, Aged 36 Years, Occupation - Business, Resident of "Barsana" Plot No. 11 Giripeth, Nagpur-440010, Tahsil and District – NAGPUR **(PAN AMHPM0050F & AADHAR 446822617359)**, AND (2) SHRI. DILIP S/o PRAHLADRAI AGRAWAL, Aged 48 Years, Occupation - Business, Resident of Apartment No. 1301/1401, Plot No. 3/4, Canal Road, Ramdaspeth, Nagpur-440010, Tahsil and District – NAGPUR **(PAN ADEPA5959R & AADHAR 537311982607)**, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THOSE Pieces and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot Nos. 303 and 304 in Civil Station Expansion Scheme, containing by total admeasurement 20518 Sq. Ft. (OR 1906.186 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 29 of Mouza – GADGA, bearing City Survey No. 1111 and Sheet No. 24 of Mouza – GADGA, situate at West High Court Road, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Manoharlal S/o Shrilal Beohar and Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar, having been acquired the same by them jointly from The Nagpur Improvement Trust on Leasehold Rights for a term commencing from 1-4-1983 and ending on 31-3-2013 by an Indenture of Lease Dated 23-5-1997; AND

WHEREAS the said Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Manoharlal S/o Shrilal Beohar and Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar lateron constructed a Building on the said Plots of land known and styled as "Saroj Talkies" (now called "Sudama Theatre") covering a Built-up area of 732.73 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/4218/3529 Dated 21-9-1962; AND

WHEREAS the said Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Manoharlal S/o Shrilal Beohar and Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar lateron executed a Family Settlement Deed between them on 29-2-1996 and thereby the Undivided 50% share and interest in the said Plot Nos. 303 and 304 was allotted to the exclusive share of Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh absolutely forever with heritable and transferable rights therein. By the same Deed the Undivided 30% share and interest in the said Plot Nos. 303 and 304 was allotted to the

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exclusive share of Shri. Manoharlal S/o Shrilal Beohar absolutely forever with heritable and transferable rights therein and the remaining Undivided 20% share and interest in the said Plot Nos. 303 and 304 was allotted to the exclusive share of Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar absolutely forever with heritable and transferable rights therein; AND

WHEREAS during his life time the said Shri. Manoharlal S/o Shrilal Beohar executed his LAST WILL AND TESTAMENT on 15-3-2003 and thereby he had bequeathed his Undivided 30% share and interest in the said Plot Nos. 303 and 304 to Shri. Praneet S/o Late Shri. Yogendranath Singh absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Shri. Manoharlal S/o Shrilal Beohar breathed his last on 15-11-2007 and consequent upon his death/demise his Undivided 30% share and interest in the said Plot Nos. 303 and 304 devolved upon Shri. Praneet S/o Late Shri. Yogendranath Singh in terms of his Last Will Dated 15-3-2003; AND

WHEREAS the said Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar left for heavenly abode on 3-12-2012 and consequent upon her death/demise her Undivided 20% share and interest in the said Plot Nos. 303 and 304 devolved upon her husband Lt. Col. Manmohan Lal Beohar and 2 sons namely Shri. Rajeev and Shri. Mukesh, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS during the course of time the said Lt. Col. Manmohan Lal Beohar left for heavenly abode on 31-12-2013 and consequent upon his death/demise his share in the aforesaid property devolved upon his 2 sons namely Shri. Rajeev and Shri. Mukesh, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS on expiration of the Original term of Lease, the Nagpur Improvement Trust lateron extended the same for a further term commencing from 1-4-2013 and ending on 31-3-2043 by executing a Renewed Indenture of Lease regarding the aforesaid Plots in favour of Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar on 10-7-2018, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3642 on 12-7-2018; AND

WHEREAS the said Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh also left for heavenly abode on 15-12-2018 (her daughter Mrs. Vijayalakshmi W/o Shivkumar Khare pre-deceased her on 3-2-2015) and consequent upon her death/demise her Undivided 50% share and interest in the said Plot Nos. 303 and 304

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR-4