CHALLAN

MTR Form Number-6

73

GRN	MH014562983202324E	BARCODE	Date	26/01/2024-16:14:11	Form ID

Department	Inspector General Of Registration
Type of Payment	Payment of Stamp Duty in Adjudication Case Stamp Duty in Adjudication Case
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN
Location	NAGPUR
Year	2023-2024 One Time

Account Head Details	Amount In Rs.
0030051701 Stamp Duty	20000000.00
Total	2,00,00,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AAHFU9127D
Full Name	UNICORN ESTATES
Flat/Block No.	
Premises/Building	
Road/Street	
Area/Locality	
Town/City/District	
PIN	

Remarks (If Any)

PAN2=AABCL2854K~SecondPartyName=LUXORA INFRASTRUCTURE PRIVATE LIMITED~AdjuicationCaseNo.=08/2024

Amount In Words: Two Crore Rupees Only

DEFACED ₹ 20000000.00 DEFACED

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572024012636474	CK000FQCP0
Bank Date	RBI Date	26/01/2024-04:16:46	29/01/2024
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		27 , 29/01/2024	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9373103103

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Signature Not Verified

Digitally signed by ES
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.02.02 14:08:25 IST
Reason: IGRS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1		00078384012	02/02/2024-14:08:15	IGR377	20000000.00
			Total Defacement Amount		2,00,00,000.00

नगन 0
९५८ 0/ २०२४
0१/२९

(74)

CHALLAN
MTR Form Number-6

GRN MH014728458202324E	BARCODE	Date 30/01/2024-14:42:17	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Payment of Stamp Duty in Adjudication Case Stamp Duty in Adjudication Case	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAHFU9127D
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	Full Name	UNICORN ESTATES
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030051701 Stamp Duty	5703825.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	PAN2=AABCL2854K~SecondPartyName=LUXORA INFRASTRUCTURES PRIVATE LIMITED~AdjudicationCaseNo.=08/2024
Total	57,03,825.00	Amount In Words	Fifty Seven Lakh Three Thousand Eight Hundred Twen ty Five Rupees Only

DEFACED ₹5703825.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024013061395	CK000HHVH7
Cheque/DD No.		Bank Date	RBI Date	30/01/2024-02:43:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. . Date		31 , 31/01/2024	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
Mobile No. : 9373103103
सदर चलन टाइप ऑफ पेमेंट मध्ये नमुद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		00078383472[illegible]	01/02/2024-14:07:34	IGR377	5703825.00
			Total Defacement Amount		57,03,825.00

नागपूर - 9
2480/2024
08/09

(75)

महाराष्ट्र शासन

सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

ए-विंग, ३रा माळा, नविन प्रशासकीय इमारत क्र.-२, विभागीय आयुक्त कार्यालय परिसर,
सिव्हील लाईन्स, नागपूर-४४०००१.
दुरध्वनी क्रमांक :- (०७१२) २५३८७८० Mail I'd :- jdr.nagpurcity@igrmaharashtra.gov.in

नोंदणी व मुद्रांक विभाग

जा.क्र./का.-७/आदेश/अभि.प्र.क्र.-०८/२०२४/ 9399 /२०२५ दिनांक :-२५/०१/२०२४

अभिनिर्णय प्रकरण क्रमांक :- ०८/२०२५

-: अभिनिर्णय :-

****

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक १५/०१/२०२४ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारुप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल कलेले कागदपत्रे, पुरावे व दस्ताचे प्रारुप / निष्पादित न केलेल्या दस्तावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

सदरच्या संलेखातील मिळकत ही मौजा पिपळा, तह. नागपूर ग्रामिण, जि. नागपूर, येथील त. सा. क्र.-३८, खसरा क्र.-६५/२[भाग], ७६[भाग], ७७[भाग], ७८[भाग], ७९[भाग], ८४/२[भाग], ८५/२[भाग], ८५/३ [भाग], ८६-अ[भाग],८६-ब/१/१[भाग], ८६-ब/१/२[भाग]८६-ब/२[भाग] व १२०९ चौ एकुण आराजी १९.१६ हे. आर. इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करुन मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक १९/०१/२०२४ रोजी मुल्यांकन अहवाल सादर केलेला असुन, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरुन अभिनिर्णय प्रकरण क्र.-०८/२०२४ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य रुपये ५१,४०,७६,४००/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये १८,४९,५१,७२४/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य रुपये 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 रुपये ५१,४०,७६,४००/- समजा रुपये ५१,४०,७६,५००/- इतके निश्चित करण्यात करण्यात आलेले आहे.

-२-

(76)

वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये ५१,४०,७६,५००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ [ग-अ] [वाचा-२५ [ब][ii]] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये २,५७,०३८२५/- इतके मुद्रांक शुल्क देय ठरते. मुळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये २,५७,०३८२५/- 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 महसुल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये 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 तथ्थ व परिस्थिती याबाबी 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. लवझोरा इन्फ्रास्ट्रक्चरर्स प्रा. लि., मुंबई,
कार्या. पत्ता- युनिट क्र.-१५०, एव्हीअर कार्पोरेट पार्क,
निर्मल गॅलेक्सी, एल. बी. एस. रोड, मुलुंड मुंबई-४०००८०.

नगम-७
१५९०/२०२४
०६/९१

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 ON 01ST AUGUST, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. 150, AVIOR CORPORATE PARK, NIRMAL GALAXY, LBS ROAD, MULUND, MUMBAI- 400080

The Chairman informed about the Company exploring possibilities for jointly developing the part of land situated at its township called Ensaara Metropark at Village Pipla, Nagpur, State-Maharashtra within the limits of Nagpur Metropolitan Region Development Authority.

The Company is desirous of entering into Development Agreement for developing part of land with M/s Unicorn Estates, a Partnership Firm through its authorised Partner Shri Sanjay Agarwal, who had expressed their intent to develop a parcel of Land, admeasuring 4.46 Hectares bearing Survey Nos. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) and forming part of the property cards 1128/2 and 3.29 Hectares bearing Survey Nos. 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) and forming part of the property card 1209 situated at Mauza : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur

Accordingly, the Company do hereby authorise the Authorised Representatives of the Company to negotiate and finalise the terms and execute Development Agreement and such other ancillary documents / papers with M/s Unicorn Estates, Partnership Firm.

The Board of Directors after deliberation passed the following resolution.

"RESOLVED THAT the consent of the Board be and is hereby accorded to enter into Development Agreement with M/s Unicorn Estates, a Partnership Firm through its authorised Partner Shri Sanjay Agarwal for the development of a part of the Land admeasuring 4.46 Hectares bearing Survey Nos. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) and forming part of the property cards 1128/2 and 3.29 Hectares bearing Survey Nos. 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) and forming part of the property card 1209 and situated at Mauza : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur 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 Vasandani along with Mr. Kalpesh Puntambekar, Authorised Representative of the Company be and are jointly authorised to negotiate, finalise and execute the documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps that may be required, necessary, expedient or desirable for giving effect to the said resolution.

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

नगन - ७
५५८०/२०२४
७४/९१

Luxora
BEYOND COMPARE

RESOLVED FURTHER THAT any of the Authorised Representative of the Company, do hereby carry out the registration before the Office of the concerned Registrar / Sub-Registrar of Assurances, Nagpur and/or such other appropriate registering authorities AND admit the execution thereof and comply with all other requisite formalities connected therewith to give effect to this 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

Luxora Infrastructure Pvt. Ltd. Mumbai

Omprakash Goenka
Director
DIN: 00092846

For Luxora Infrastructure Private Limited

Luxora Infrastructure Pvt. Ltd. Mumbai

Deepak Vasandani
Director
DIN: 00485511

Date: _____
Place: Mumbai

नगर-७
१५९० / २०२४
१०/९७

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

Luxora
BEYOND COMPARE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY MEMBERS OF LUXORA INFRASTRUCTURE PRIVATE LIMITED IN THE EXTRA ORDINARY GENERAL MEETING OF THE COMPANY HELD ON SATURDAY ON 05TH AUGUST, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. 150, AVIOR CORPORATE PARK, NIRMAL GALAXY, LBS ROAD, MULUND, MUMBAI- 400080

The Chairman informed that the Board of Directors of the Company in their meeting held on 01st August 2023 had approved execution of Development Agreement with M/s Unicorn Estates, a Partnership Firm through its authorised Partner Shri Sanjay Agarwal, for developing of a parcel of Land, admeasuring 4.46 Hectares bearing Survey Nos. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) and forming part of the property cards 1128/2 and 3.29 Hectares bearing Survey Nos. 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) and forming part of the property card 1209 and situated at Mauza : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur

In order to take on record the decision taken by the Board Meeting, the Company do hereby consent to enter into the Development Agreement with M/s. Unicorn Estates so as to take necessary steps in order to consummate the transaction.

Accordingly, the following resolution as proposed was duly seconded and passed by the Members of the Company.

"RESOLVED THAT the consent of the Company be and is hereby accorded to ratify the execution of the Development Agreement being entered with M/s. Unicorn Estates a Partnership Firm through its authorised Partner Shri Sanjay Agarwal for the development of a part of the Plot located at Land admeasuring 4.46 Hectares bearing Survey Nos. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) and forming part of the property cards 1128/2 and 3.29 Hectares bearing Survey Nos. 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) and forming part of the property card 1209 and situated at Mauza : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur within the limits of Nagpur Metropolitan Region Development Authority.

RESOLVED FURTHER THAT Mr. Tarun Hundalani or Mr. Deepak Vasandani along with Mr. Kalpesh Puntambekar, Authorised Representative of the Company be and are hereby jointly authorised to execute the documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and give such directions as may be required, necessary, expedient or desirable for giving effect to the said resolution.

RESOLVED FURTHER THAT any of the Authorised Representative of the Company, do hereby carry out the registration before the Office of the concerned Registrar / Sub-Registrar of Assurances, Nagpur and/or such other appropriate registering authorities AND admit the

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

नागन-७
१५९०/२०२४
दि/९

execution thereof and comply with all other requisite formalities connected therewith to give effect to this 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 **Omprakash Goenka** Director DIN: 00092846	**For Luxora Infrastructure Private Limited** **Deepak Vasandani** Director DIN: 00485511
For Luxora Infrastructure Private Limited **Tarun Hundalani** Director DIN: 02171802	
For Luxora Projects Private Limited **Omprakash Goenka** Authorised Signatory (Nominee on the Board of Luxora Infrastructure Private Limited)	**For Aanya Properties (2) Limited** **Deepak Vasandani** Authorised Signatory (Nominee on the Board of Luxora Infrastructure Private Limited)
For Access Investments India **Tarun Hundalani** Authorised Signatory (Nominee on the Board of Luxora Infrastructure Private Limited)	

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

Luxora
BEYOND COMPARE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY MEMBERS OF LUXORA INFRASTRUCTURE PRIVATE LIMITED IN THE EXTRA ORDINARY GENERAL MEETING OF THE COMPANY HELD ON FRIDAY ON 10TH NOVEMBER, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. 150, AVIOR CORPORATE PARK, NIRMAL GALAXY, LBS ROAD, MULUND, MUMBAI- 400080

The Chairman informed that the Shareholders of the Company in their meeting held on 05th August 2023 had approved execution of Development Agreement with M/s. Unicorn Estates, a Partnership Firm through its authorised Partner Shri Sanjay Agarwal, for developing of a parcel of Land, admeasuring 4.46 Hectares bearing Survey Nos. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) and forming part of the property cards 1128/2 and 3.29 Hectares bearing Survey Nos. 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) and forming part of the property card 1209 and situated at Mauza : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur. The said Development Agreement not yet executed and registered with the Registrar / Sub-Registrar of Assurances, Nagpur therefore members hereby reconfirm and do hereby consent to enter into the Development Agreement with M/s. Unicorn Estates, Partnership Firm and to take necessary steps in order to consummate the transaction.

Accordingly, the following resolution as proposed was duly seconded and passed by the Members of the Company.

"RESOLVED THAT the consent of the Company be and is hereby accorded to the terms and conditions of the Registered Development Agreement which has been entered with M/s. Unicorn Estates, a Partnership Firm through its authorised Partner Shri Sanjay Agarwal for the development of a part of the Plot located at Land admeasuring 4.46 Hectares bearing Survey Nos. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) and forming part of the property cards 1128/2 and 3.29 Hectares bearing Survey Nos. 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) and forming part of the property card 1209 and situated at Mauza : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur within the limits of Nagpur Metropolitan Region Development Authority.

RESOLVED FURTHER THAT Mr. Tarun Hundalani or Mr. Deepak Vasandani along with Mr. Kalpesh Puntambekar, Authorised Representative of the Company be and are hereby jointly authorised to execute the documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and give such directions as may be required, necessary, expedient or desirable for giving effect to the said resolution.

RESOLVED FURTHER THAT any of the Authorised Representative of the Company, do hereby carry out the registration before the Office of the concerned Registrar / Sub-Registrar of Assurances, Nagpur and/or such other appropriate registering authorities AND admit the

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

नगन-७
२५९०/२०२४
१३/९७

Luxora
BEYOND COMPARE

execution thereof and comply with all other requisite formalities connected therewith to give effect to this 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 **Omprakash Goenka** Director DIN: 00092846	**For Luxora Infrastructure Private Limited** **Deepak Vasandani** Director DIN: 00485511
For Luxora Infrastructure Private Limited **Tarun Hundalani** Director DIN: 02171802	
For Luxora Projects Private Limited **Omprakash Goenka** Authorised Signatory (Nominee on the Board of Luxora Infrastructure Private Limited)	**For Aanya Properties (2) Limited** **Deepak Vasandani** Authorised Signatory (Nominee on the Board of Luxora Infrastructure Private Limited)
For Access Investments India **Tarun Hundalani** Authorised Signatory (Nominee on the Board of Luxora Infrastructure Private Limited)	

नगन-७
१५९०/२०२४
८४/९९

Luxora Infrastructure Pvt. Ltd.
CIN : U70100MH2007PTC166943
Unit No. 150, Avior Corporate Park, Nirmal Galaxy,
LBS Road, Mulund West, Mumbai - 400080
Ph : 25908100 / 25908200
www.ensaara.co.in

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
AAHFU9127D

नाम / Name
UNICORN ESTATES

विलय / गठन की तारीख
Date of Incorporation / Formation
08/07/2023

भारत सरकार
GOVERNMENT OF INDIA

कल्पेश नरेंद्र पुनतांबेकर
Kalpesh Narendra Puntambekar
जन्म तारीख/ DOB: 01/02/1978
पुरुष / MALE

4174 6639 0049

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: नरेंद्र जगन्नाथ पुणतांबेकर, 701, भूमी अपार्टमेंट, प्लॉट नं-25, डी-मार्ट जवळ, सेक्टर-05, न्यू पनवेल पूर्व, पनवेल, रायगड, महाराष्ट्र - 410206

Address:
S/O: Narendra Jagannath Puntambekar, 701, Bhoomi Apartment, Plot No-25, Near D-Mart, Sector-05, New Panvel East, Panvel, Raigarh, Maharashtra - 410206

4174 6639 0049

भारत सरकार
Government of India

दीपक वसंदानी
Deepak Vasandani
जन्म तारीख / DOB: 16/07/1976
पुरुष / Male
6148 9432 9869

माझे आधार, माझी ओळख

To
Deepak Vasandani
दीपक वसंदानी
S/O: Mahadev Vasandani
A Wing, Flat No-1501, 15th Floor, Raheja Atlantis
Worli Naka, Ganpat Rao Kadam
Mumbai
Delisle Road
Delisle Road,Mumbai City,Mumbai City,
Maharashtra - 400013
9892525896

ADVOCATE
BAR COUNCIL OF MAHARASHTRA & GOA
HIGH COURT, BOMBAY
✆ : 2267 3371/ 2265 6567

NAME : Sandeep Mohanlal Khedkar
RESIDENCE : Wardhaman Nagar, Nagpur.
ROLL No.: Mah/ 1734/ 1988
ENROLLED ON : 17-11-1988
DATE OF BIRTH : 05-07-1965

SECRETARY

नोंदणी-७
१५९०/२०२४
२७/९१

भारत सरकार
Government of India

सचिन सुमातकुमार जेजानी
Sachin Sumatkumar Jejani
जन्म तारीख/DOB: 01/10/1982
पुरुष/ MALE

9578 1443 1479
VID : 9197 7780 8305 0402

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
ए/जी सुमतकुमार जेजानी, टाटा कॅपिटल हाईट्स टॉवर 1 फ्लॅट नं.१००२, जटतरोडी रस्ता, जी आर पी ला शेजारी, मेडिकल स्क्वेअर, अजनी, नागपूर, महाराष्ट्र - 440003

Address:
s/o Sumatkumar Jejani, Tata Capital Heights Tower 1 Flat no.1002, Jattaroli Road, Next to GRP Mail, Medical Square, Ajni, Nagpur, Maharashtra - 440003

9578 1443 1479
VID : 9197 7780 8305 0402



भारत सरकार
GOVERNMENT OF INDIA

बिन्देश गोवर्धनदास अग्रवाल
Bindesh Goverdhandas Agrawal
जन्म तारीख / DOB : 01/09/1980
पुरुष / MALE

6153 7228 7505

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O गोवर्धनदास अग्रवाल,
राधाकृष्ण मंदिर जवळ, प्लॉट नं .२६
वर्धमान नगर, भांडेवाडी, नागपूर,
महाराष्ट्र, 440008

Address:
S/O Goverdhandas Agrawal,
NEAR RADHAKRISHN
MANDIR, PLOT NO .26
WARDHAMAN NAGAR,
Bhandewadi, Nagpur,
Maharashtra, 440008



भारत सरकार
Government of India

संजय पुरुषमल अग्रवाल
Sanjay Puranmal Agrawal
जन्म तारीख/DOB: 30/06/1958
पुरुष/ MALE

6684 7461 8753
VID : 9109 1561 2363 2469

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता:
फ्लॅट न 601 स्प्रिंग विला अपार्टमेंट प्लॉट न 245-ए,
सिविल लाइन्स, जी पी ओ जवळ, नागपूर (अर्बन),
नागपूर,
महाराष्ट्र - 440001

Address:
Flat no 601 Spring Villa Apartment Plot
no 245-A, Civil Lines, Near G P O,
Nagpur (Urban), Nagpur,
Maharashtra - 440001

6684 7461 8753
VID : 9109 1561 2363 2469

नगन – ७
१५९० / २०२४
८६/९१