

# **SALE DEED**

**DEVELOPER : AKALPIK REALITY PVT LTD**

**LAND-OWNER : LUXORA INFRASTRUCTURE PVT LTD**

**PURCHASER : M/S. ELITE BUILDERS AND DEVELOPERS**

**REGISTERED ON : 10/07/2025**

**d k**

**M/S DWIVEDI & KHEDKAR ADVOCATES**

**"SHRINIWAS", WARDHAMAN NAGAR SQ.**

**CENTRAL AVENUE, NAGPUR – 440 008.**

**PH. NO. 2767995, FAX 0712-2762645**

**email: [msdkadvocates@gmail.com](mailto:msdkadvocates@gmail.com)**

268/7709

Thursday, July 10, 2025

5:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11070 दिनांक: 10/07/2025

गावाचे नाव: पिपळा

दस्तऐवजाचा अनुक्रमांक: नगन5-7709-2025

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स इलाइट बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागिदार संदिप ओमप्रकाश अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2080.00

पृष्ठांची संख्या: 52

एकूण:

रु. 32080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाज

5:49 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक  
नागपूर क्र. ५

वाजार मूल्य: रु. 196054500/-

मोबदला रु. 180000000/-

भरलेले मुद्रांक शुल्क : रु. 11763300/-

1) देयकाचा प्रकार: DHC रकम: रु. 2080/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0725102113202 दिनांक: 10/07/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004775963202526E दिनांक: 10/07/2025

बँकेचे नाव व पत्ता:



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



GRN MH004775963202526E		BARCODE		Date 01/07/2025-14:56:37	Form ID 25.1
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name		ELITE BUILDERS AND DEVELOPERS
Location NAGPUR					
Year 2025-2026 One Time			Flat/Block No.		PIPLA
Account Head Details		Amount In Rs.	Premises/Building		
0030046401 Stamp Duty		11725500.00	Road/Street		NAGPUR RURAL
0030063301 Registration Fee		30000.00	Area/Locality		NAGPUR
			Town/City/District		
			PIN		4 4 0 0 0 1
			Remarks (If Any)		
			SecondPartyName=AKALPIK REALITY PRIVATE LIMITED LUXORA		
			INFRASTRUCTURES PVT LTD~		
Total		1,17,55,500.00	Amount In	One Crore Seventeen Lakh Fifty Five Thousand Five	
			Words	Hundred Rupees Only	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572025070185532 CK00JGPZI5
Cheque/DD No.			Bank Date	RBI Date	01/07/2025-14:24:57 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 :

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

Mobile No. : 9373103103

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

**नगन-५**  
**660e / 2024**  
**9 / 12**







## SALE DEED

VALUED AT Rs. 18,00,00,000/-

(RS. EIGHTEEN CRORE ONLY)

M. R. RS. 19,60,54,000/-

Mudda Kr. 3.3.3, Page No. 1989 @ 12,600/- Rs./Sq.Mtrs.

Valuation is taken as per clause 16C of the Guidelines

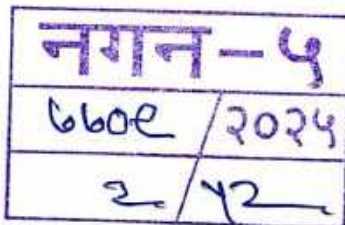
THIS SALE DEED ("DEED") is made and entered into at Nagpur on this 10<sup>th</sup> day of JULY 2025:

AMONGST

**AKALPIK REALITY PRIVATE LIMITED**, {PAN : ABACA0539Q} a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur - 440 018, through its Director **SHRI SANDIP OMPRAKASH AGRAWAL** (UID : 5423 7608 9380), aged about 40 years, Occupation: Business, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless it be repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors and assigns) of the First Part;

AND

**LUXORA INFRASTRUCTURE PRIVATE LIMITED**, (PAN : AABCL2854K, CIN: U70100MH2007PTC166943), a company incorporated under the Indian Companies Act, 1956 and having its registered office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund,, Mumbai, Maharashtra, India - 400080, and also having an office in Nagpur located at The Glade, Ensaara Metropark, Mouja Pipla, Nagpur (MH) 440034, acting through constituted attorney **AKALPIK REALITY PRIVATE LIMITED**, {PAN : ABACA0539Q} a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur - 440 018, through its Director **SHRI SANDIP OMPRAKASH AGRAWAL** (UID : 5423 7608 9380), aged about 40 years, Occupation: Business, {Power of Attorney dated



1



1







06. That, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a proposal for developing integrated special Township for 100 H. R. area from Mauza: Pipla, Tahsil : Nagpur (Rural) District : Nagpur, AND;

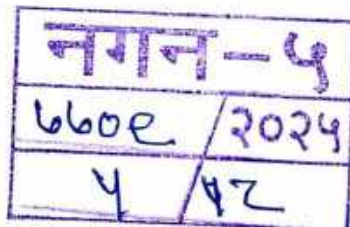
07. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29.02.2008 Published in Govt. Gazette on 20.03.2008 and further Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04.12.2008 Published in Govt. Gazette on 04.12.2008

08. That Shri Goverdhandas Narsinghdas Chandak H.U.F. sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2784 dt. 15.05.2008 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1296 Dt. 05.06.2008.

#### **LAND OF KH. NO. 68**

01. Originally the said land bearing old Field Khasra Number 115/1, admeasuring about 2.68 Hectares was owned by two bothers Shyamrao and Motiram as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, on the death of Motiram his share in the said land came to be inherited by his widow Soni while on the death of Shyamrao his share in the said land was inherited by his widow Chindhi and his Minor son Rambhau. That said Chindhi having remarried left her share in the property of her husband Shyamrao and accordingly the entire share of the Shyamrao came to be inherited by his son Rambhau. That said Rambhau was bachelor and on his death his share in came to be inherited





by Soni Wd/o Motiram. That said Soni wd/o Motiram expired and on her death the said entire Agricultural land of Field Kh. No. 115/1 admeasuring about 2.68 Hectares was inherited by her only daughter Rukhmabai Anandrao Bhure.

03. That, said Smt. Rukhmabai Anandrao Bhure sold 1.32 Hectares out of the said entire land to Shri Chindhba Tukaram Bhaute by a Sale Deed dt. 17.05.1966 and the said land was renumbered as Kh. No. 115/2.

04. That, under the resurvey and remeasurment carried out by the Govt in the village Pipla under Consolidation and Fragmentation and under the same the said old Survey No. 115/2 was renumbered as New Kh. Survey No. 68.

05. That, the owner applied before The Sub Divisional Officer, Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owner as Occupant Class-I with Bhumiswami rights in respect of said land in Rev. Case No. 1135/LND-18/2002-03 by order dt. 24.04.2003 included the owner as Occupant Class-I with Bhumiswami rights in respect of said land. The Revenue Authorities i.e. Patwari No. 38 has taken the change of the same as per Ferfar No. 432 dt. 26.06.2003.

06. That, said Shri Chindhba Tukaram Bhaute sold the said land to Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale by Sale Deed dt. 26.05.2004 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 3242 dt. 26.05.2004 and the names of Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale were mutated in revenue records as the co-owners of the said land vide Ferfar No. 496 dt. 25.06.2004.

07. That, Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale further sold the said land to Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi and Shri Manoj Babarao Khurge by Sale Deed dt. 08.08.2005 registered with Sub Registrar, Nagpur - 10 (Rural) at

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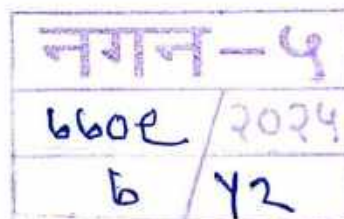
Book No. 1 at Sr. No. 4932 dt. 09.08.2005 and the names of Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi and Shri Manoj Babarao Khurge were mutated in revenue records as the co-owners of the said land vide Ferfar No. 735 dt. 05.05.2006.

08. That, one of the co-owner Shri Manoj Babarao Khurge expired on 21.04.2007 and on his death his share in the said property was inherited by his widow Smt. Vaishali Manoj Khurge, son Shripad alias Tanmay Manoj Khurge and daughters Ku. Kalyani Manoj Khurge and Ku. Samidha Manoj Khurge and their names mutated in revenue records as the co-owners of the said land vide Ferfar No. 1023 dt. 03.10.2007.

09. That, Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi, Smt. Vaishali Manoj Khurge, Shripad alias Tanmay Manoj Khurge, Ku. Kalyani Manoj Khurge and Ku. Samidha Manoj Khurge further transferred the said property to Vedbhumi Builders and Developers Private Limited by Sale Deed dt. 23.09.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6147 dt. 23.09.2008 and the name of Vedbhumi Builders and Developers Private Limited was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1409 dt. 08.12.2008.

10. That, Vedbhumi Builders and Developers Private Limited after passing necessary resolutions agreed to sell the said land to Cadence Orchards Private Limited and executed Sale Deed of the said land in favour of Cadence Orchards Private Limited by Sale Deed dt. 19.05.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3590 dt. 19.05.2009 and by virtue of aforesaid Sale Deed the name of Cadence Orchards Private Limited was mutated as owner of land vide Ferfar No. 1474 dt. 05.06.2009.

11. That Cadence Orchards Private Limited after taking necessary resolutions sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by Sale Deed dt. 30.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4012 dt. 30.05.2011 and the name of





Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1666 dt. 14.10.2011.

**LAND OF KH. NO. 71**

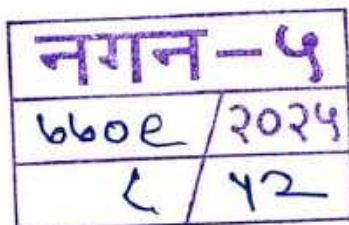
01. That, originally the said land bearing old Survey No. 116, admeasuring about 0.98 Hectares was owned by Sadashiv Mangal as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954. Shri Sadashiv Mangal sold the said land to Sheikh Mohammed Sheikh Doma by Sale Deed dt. 05.06.1958 and on his death inherited by son Abdul Majid Sheikh Mohammed and his name was mutated in revenue records as the owner of the said property.

02. That under the resurvey and remeasurment carried out by the Govt in the village Pipla under Consolidation and Fragmentation and under the same the said old Survey No. 116 was renumbered as New Kh. Survey No. 71.

03. That, Abdul Majid Sheikh Mohammed sold the said land bearing Old Survey No. 116, New Survey No. 71 to Mohammed Shafi s/o Abdul Shakoor by Sale Deed dt. 25.07.1984 registered with Sub Registrar, Nagpur at Book No. 1, at Sr. No. 1955 dt. 25.07.1984 and name of Mohammed Shafi s/o Abdul Shakoor was mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 80 dt. 20.01.1992

04. That, Mohammed Shafi s/o Abdul Shakoor sold the said land to Shri Ashok Tukaramji Khobragade by Sale Deed dt. 04.02.1992 registered with Sub Registrar, Nagpur - 11 at Book No. 1, at Sr. No. 837 dt. 04.02.1992 and name of Shri Ashok Tukaramji Khobragade was mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 149 dt. 30.04.1992.

05. That, Shri Ashok Tukaramji Khobragade further sold the said land to Shri Sudhakar Dinkar Satfale, Shri Pramod Panjabrao Chandekar, Shri Prakash Nilkanthrao Chandurkar and





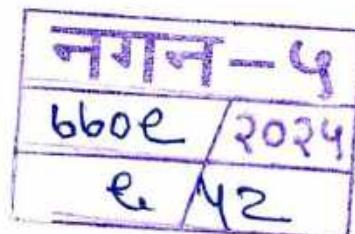
Shri Ashish Madhukarrao Hatwar by Sale Deed dt. 09.02.2004 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 849 dt. 09.02.2004 and the names of Shri Sudhakar Dinkar Satfale, Shri Pramod Panjabrao Chandekar, Shri Prakash Nilkanthrao Chandurkar and Shri Ashish Madhukarrao Hatwar were mutated in revenue records as the co-owners of the said property vide Ferfar No. 482 dt. 22.03.2004.

06. That, Shri Ashish Madhukarrao Hatwar expired on 14.11.2007 and on his death his share in the said property was inherited by his widow Smt. Nilima Ashish Hatwar and her name was mutated in place of Shri Ashish Madhukarrao Hatwar in the revenue records as the co-owner of the said property vide Ferfar No. 1086 dt. 16.01.2008.

07. That, Shri Sudhakar Dinkar Satfale, Shri Pramod Panjabrao Chandekar, Shri Prakash Nilkanthrao Chandurkar and Smt. Nilima Ashish Hatwar transferred / sold the said land to Vedbhumi Builders And Developers Private Limited by Sale Deed dt. 28.01.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 514 dt. 28.01.2008 and the name of Vedbhumi Builders And Developers Private Limited was mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 1117 dt. 21.02.2007.

08. That, Vedbhumi Builders And Developers Private Limited agreed to sell the said property to Shri Sanjay Dulichand Kothari, Shri Sanjay Kothari H.U.F., Shri Dulichand Kothari H.U.F. and Smt. Neelam Sanjay Kothari, by Sale Deed dt. 19.05.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 3591 dt. 19.05.2009 and the names of Shri Sanjay Dulichand Kothari, Shri Sanjay Kothari H.U.F., Shri Dulichand Kothari H.U.F. and Smt. Neelam Sanjay Kothari, were mutated in revenue records as the co-owners of the said property vide Ferfar No. 1475 dt. 05.06.2009.

09. That, the Govt. of Maharashtra vide Notification dt. 17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a proposal for developing integrated special Township for 100 H. R. area from Mauza: Pipla, Tahsil : Nagpur (Rural) District : Nagpur.



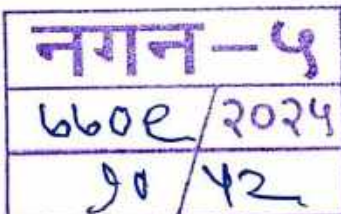
10. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29.02.2008 Published in Govt. Gazette on 20.03.2008 and further Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04.12.2008 Published in Govt. Gazette on 04.12.2008

11. That, said Shri Sanjay Dulichand Kothari, Shri Sanjay Kothari H.U.F., Shri Dulichand Kothari H.U.F. and Smt. Neelam Sanjay Kothari agreed to sell the said property to Cadence Orchards Private Limited and as per instructions of said Cadence Orchards Private Limited executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 20.06.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4530 dt. 20.06.2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1665 dt. 14.10.2011.

12. That, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a proposal for developing integrated special Township for 100 H. R. area from Mauza: Pipla, Tahsil : Nagpur (Rural) District : Nagpur.

13. That the Collector, Nagpur in Rev. Case No. 188/M.R.C.-81/M.R.T.P./ Special Township/2010-2011 granted the Letter of Intent in respect of the said Special Township vide Order dt. 27.05.2011.

14. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructure Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29.02.2008 Published in Govt. Gazette on 20.03.2008 and further Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04.12.2008 Published in Govt. Gazette on 04.12.2008. THAT, thereafter the Government





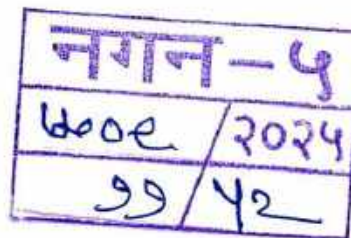
renewed the Locational Clearances by its notification bearing no. TPS/2407/2045/CR-233/07/UD-9 dated April 16, 2010 and Notification bearing No. TPS/2407/2045/CR-233/07/UD-9 dated March 28, 2011.

15. That as per the request of the Owner Luxora Infrastructure Private Limited, the Director Town Planning under the provisions of the Maharashtra Regional And Town Planning Act, 1966 vide Notification No. R.P.Nagpur/Village-Pipla-ITP-TPV-2-3024 dated 23.06.2023 excluded / deleted an area of 62.98 H.R. (including the lands of Kh. No. 48/2, 68 and 71) from the Special Integrated Township and as on date the said lands are outside the area of Special Integrated Township Project.

16. That, the Urban Development Department Maharashtra Government, in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the notified area and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

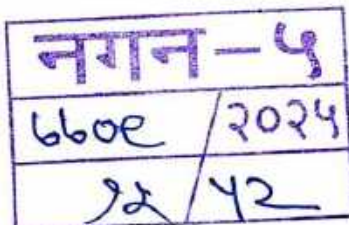
17. That, the Urban Development Department Maharashtra Government, has also sanctioned the Development Plan on 05.01.2018 for the notified area and under the said sanctioned Development Plan, the aforesaid lands were under the Residential Zone.

18. That the Urban Development Department under the provisions of the Maharashtra Municipal Councils, Nagar Panchayats And Industrial Township Act, 1965 and under the provisions of the Maharashtra Regional Town Planning Act, 1966 published a Notification dt. 20.01.2023 bearing No. MUN-2019/Pra.Kr.240/UD-18 wherein Planning authority called The Besa, Beltarodi Pipla Ghogali Nagar Panchayat has been appointed for the areas of Old Mauza of Besa, Beltarodi, Pipla and Ghogali of Nagpur Rural.





- A. By and under a Development Agreement dated 28.06.2024 registered with the Sub-Registrar of Assurances, Nagpur - 7 under Serial No. 8413 of 2024 ("Development Agreement"), and Deed of Correction dated 28.06.2024 registered with the Sub-Registrar of Assurances, Nagpur - 7 under Serial No. 8414 of 2024 ("Correction Deed") the Landowner has granted and assigned development rights with respect to certain lands out of which part of land admeasuring 1.75 H.R. (4.33 Acres) ("DA Land") comprises the Project Land, on the terms and conditions stated therein The Land Owner has also granted irrevocable Power of Attorney ("said POA") registered with the Sub- Registrar of Assurances, Nagpur - 7 under Serial No. 8415 of 2024 for the development of DA Land and for the sale of such developed land. From the Project Land an area admeasuring 0.03 H.R. (0.08 acre) has been reserved for a DP road ("DP Land").
- B. The Project Land has been converted for non-agricultural use vide Order bearing No. रा.मा.क्र ६२/एन.ए.पी.-३४/२०२४-२०२५ दिनांक ०८ जानेवारी , २०२५ issued by the Tahsildar Nagpur, Rural subject to the terms and conditions set out therein. Copy of the Non-Agricultural Order ("NA Order") is annexed hereto.
- C. In furtherance thereto, the Developer has obtained the final approval for the sanctioned layout in respect of the Project Land from the with Nagar Panchayat Besa - Pipla vide Letter bearing reference No. Approval No. BPNM/LF/2025/APL/00011 dated 09.06.2025, ("Layout Approval") subject to compliance of terms and conditions more particularly set out therein. Copy of the Layout Approval is annexed hereto.
- D. Pursuant to the Nagar Panchayat DA and the Layout Approval, the Developer is developing the Project Land in terms of the Layout Approval.

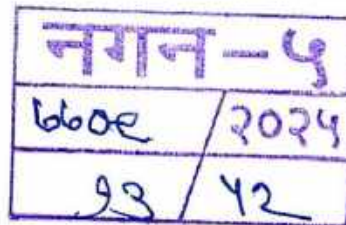


- E. As per the Layout Approval, the Project comprises of:
- (a) 1 (one) single number of plot admeasuring 15509.837 square meters;
  - (b) Recreational open space admeasuring 1778.870 square meters ("Recreational Open Space").
- F. As a part of the development of the Project Land, the Developer has obtained all the necessary Approvals for the Project from the Governmental Authority), pursuant to which the Developer is undertaking development of the Project on the Project Land in accordance with the Layout Approval.
- G. The City Survey Department has as per Order dated 10.11.2023 and 22.05.2024 passed by Dy. S.L.R., Nagpur (Rural) separated the property Card of each portion of land and allotted City Survey No. 1629/2 admeasuring about 6883.79 Sq. Mtrs. and City Survey No. 1631 admeasuring about 10643.23 Sq. Mtrs.
- H. The Developer has given inspection to the Purchaser of all the documents of title in respect of the Project Land and the Approvals. The Purchaser has independently verified the same and is satisfied in all respects thereto. The Purchaser hereby confirms the same and waives the right to further investigate and/or raise any objections regarding the title of the Landowner and the Developer to the Project Land.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants, consideration and promises contained, the Parties intending to be bound legally, agree as follows:

**1. Deed**

- 1.1** Subject to and upon the terms, conditions and provisions hereof, including the payment of Consideration made by the Purchaser to the Developer under this Deed as stated here-in, the Landowner and Developer hereby grant, transfer, convey and assign to the Purchaser on ownership basis and the Purchaser hereby purchases from the Landowner and Developer, the Plot.





- 1.2** Simultaneous with the execution of this Deed, the Developer has handed over possession of the Plot to the Purchaser which the Purchaser hereby confirms and acknowledges. The Purchaser confirm that it has inspected the Plot and is satisfied with the same and shall not raise or make any claim or dispute with regards to the same.
- 1.3** The Purchaser shall carry out necessary steps for effecting the transfer of name in the revenue records in respect of the Plot at its own cost and expense. However, the Developer shall provide necessary documents or support as may be required.

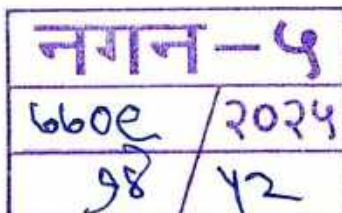
**2. PAYMENTS**

**2.1 Consideration**

- 2.1.1** The Purchaser has paid to the Developer / Land Owner the Consideration amounting to RS. 18,00,00,000/- (RS. EIGHTEEN CRORE ONLY) (inclusive of TDS) along with the applicable duties and Taxes as and by way of consideration for sale of the Plot.

**MANNER OF PAYMENT**

Amount Rs.	UTR Ch. No.	Bank
55,00,000/-	SBINR5202407-1836594038	State Bank of India
45,00,000/-	SBINR5202407-1836294330	
67,00,000/-	SBINR5202505308-72260721804	
95,00,000/-	SBIN225151011964	
22,63,000/-	SBINR520250626-901053731864	
1,00,00,000/-	339891	
1,00,00,000/-	339892	
1,00,00,000/-	339893	
1,00,00,000/-	339894	
1,00,00,000/-	339895	





1,00,00,000/-	339896	State Bank of India
1,00,00,000/-	339897	
1,00,00,000/-	339898	
1,00,00,000/-	339899	
1,00,00,000/-	339900	
1,00,00,000/-	339901	
2,00,00,000/-	339902	
1,95,76,460/-	339903	
19,60,540/-	TDS as per provisions of the I. T. Act, 1961	
18,00,00,000/-	TOTAL RS. EIGHTEEN CRORE ONLY	

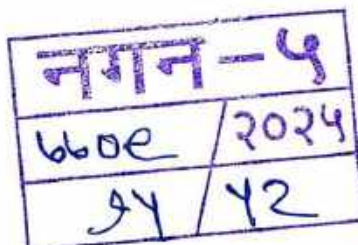
### **3. RIGHTS, OBLIGATIONS AND COVENANTS OF THE PURCHASER**

#### **3.1 Use**

3.1.1 The Purchaser shall be entitled to use and utilize the Plot for the purpose as permitted under Applicable Laws and as specified in the rules/ regulations/ bye-laws / guidelines framed by the Developer / Body Corporate / Governmental Authorities.

3.1.2 The Purchaser is aware that the development of the Project land shall be implemented in accordance with the Layout Approval for the Project. The Purchaser hereby agrees and undertakes to adhere and comply with the Layout Approval and abide by the rules / regulations / bye-laws / guidelines / stipulations, if any, framed by the statutory/ planning authorities / Developer / Body Corporate in relation to any construction to be undertaken by the Purchaser on the Plot. In terms of the aforesaid, the Purchaser has accordingly accorded its consent / no objection.

3.1.3 The Purchaser agrees and confirms that it shall carry out the construction on the Plot in adherence to the Layout Approval for the Project by obtaining all necessary approvals and sanctions from the planning/sanctioning authorities/ at its own cost within the stipulated time and in accordance with rules / regulations / bye-laws /



guidelines / stipulations, if any, framed by the statutory / planning authorities / Developer / Body Corporate in this regard.

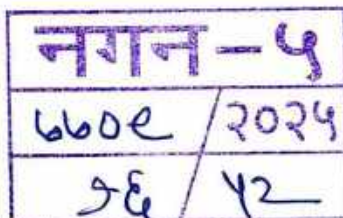
3.1.4 Not to do or suffer to be done anything in or at the Plot or any part thereof or the construction which will be constructed thereon which may be forbidden by and/or in violation or breach of any Applicable Laws. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser alone shall be responsible and liable for the costs and consequences thereof and to the concerned local authority and/or other public authority. Further, the Purchaser agrees and confirms to indemnify and keep indemnified the Developer in case of any contravention of Applicable Law in relation to construction activity to be carried out on the Plot.

3.1.5 Not to do or suffer to be done act or thing in or to any part of the Project which may cause any hindrance or obstacle in use and enjoyment of the plot by the other purchasers / occupants in the Project/ Project Land and/or which may cause any nuisance, hindrance, disturbance and annoyance to them.

3.1.6 The Purchaser shall at all times abide by, observe and comply with the development control regulations in force and also abide by the rules and regulations and guidelines.

### 3.2 Adherence to Regulations

3.2.1 To observe, perform and comply with all the rules, regulations and bye-laws which may specify, adopt or frame and/or the additions, alterations or amendments thereto that may be made from time to time, including those for protection, management and maintenance of the Plot and/or Project and those regarding the occupation and use of the Plot and use of all common areas, amenities and facilities in the Project and the Purchaser shall pay and contribute regularly and punctually towards all the rents, rates, Taxes, cesses, assessments, levies, expenses and all





other outgoings in accordance with the terms and conditions of this Deed.

**3.3** The Landowner and the Developer hereby confirm, covenant and represent to the Purchaser that:

3.3.1 There is no notice of attachment, acquisition or requisition relating to the Plot with recreational Open Space with ESS & WWTP area or the Project and the same shall be used by the PURCHASER as per DCR Rules.

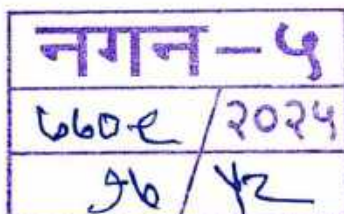
3.3.2 There are no encumbrances upon the Project Land or the Project.

3.3.3 There are no litigations pending before any Court of law with respect to the Project Land or Project.

3.3.4 All Approvals, licenses and permits issued by the Governmental Authorities with respect to the Project are valid and subsisting and have been obtained by following due process of law. Further, all Approvals, licenses and permits to be issued by the Governmental Authorities with respect to the Project shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all Applicable Laws in relation to the Project.

3.3.5 The Landowner and the Developer have the right to enter into this Deed and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.

3.3.6 Till the Possession Date, the Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project and the Project Land to the Governmental Authorities. In the event any claims are received for any such past dues, the same shall be solely borne by the Developer.



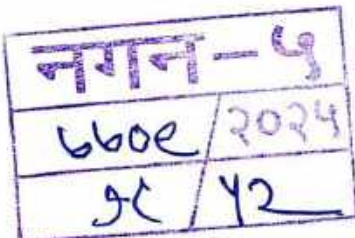


- 3.3.7 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Landowner or the Developer in respect of the Plot and/or the Project.
- 3.3.8 The Landowner and the Developer have not entered into any agreement with any other person/s for the sale of the Plot.
- 3.3.9 There is no legal impediment or bar whereby the Landowner and/or the Developer can be prevented from selling, transferring and vesting the absolute title in the Plot in favour of the Purchaser; there are no outstanding government dues of whatsoever nature including any attachment by the Income Tax Authorities or under any law in force in respect of the Plot.
- 3.3.10 There is no notice of default or breach on the part of the Landowner and/or the Developer of any provisions of law in respect of the Plot and/or the Project.
- 3.3.11 On and from the Possession Date, the Purchaser shall quietly and peacefully possess, occupy and enjoy the Plot without any hindrance, denial, demand, interruption or eviction from the Developer or any other person or persons lawfully or equitably claiming through, under or in trust for the Developer.

5.1 Stamp Duty and Other Costs

The Developer alone shall pay the entire stamp duty and registration fees/charges payable on and in respect of this Deed and all incidental/related deeds, documents, instruments and writings, if any, as per the prevailing law.

That the said sanctioned lay out is comprising of lay out Plot admeasuring 15509.837 Sq. Mtrs. and the Open Recreational Space admeasuring about 1778.870 Sq. Mtrs. Thus totalling 17288.707 Sq. Mtrs. and hence the valuation of the property hereby sold is taken as per Clause 16C of the Guidelines i.e. 90% value of the total valuation.



**SCHEDULE OF THE PROPERTY**  
**DESCRIPTION OF THE PROJECT LAND**

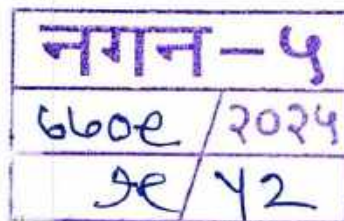
ALL THAT piece and parcel Survey Nos. Kh. No. 48/2, Kh. No. 68 Part, Kh. No. 71 Part admeasuring 4.33 acres and situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : Nagpur and admeasuring 1.75 hectares equivalent to 4.25 acres

**DESCRIPTION OF THE PROPERTY SOLD**  
**UNDER THIS DEED OF SALE**

ALL THAT piece and parcel of Lay Out Plot bearing No. Plot - 1, admeasuring about 15509.837 Sq. Mtrs., and the Open Recreational Space admeasuring about 1778.870 Sq. Mtrs. Thus totalling 17288.707 Sq. Mtrs. bearing City Survey Property Card No. out of 1629/2 and 1631, Sheet No. 70 and 75 out of the entire lay out sanctioned on lands bearing Survey Nos. Kh. 48/2, Kh. 68 Part, Kh. & 71 Part and admeasuring 4.33 acres and situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : Nagpur and the same is bounded as under :

**BOUNDARIES**

Khasra No.	ON THE			
	NORTH	EAST	WEST	SOUTH
48/2	KH. NO. - 68, KH. NO. - 71, KH. NO. - 72	24M WIDE PIPLA KHARSOLI ROAD	KH. NO. - 50 (PART)	KH. NO. - 48/1
68 part	KH. NO. - 68 (PART)	KH. NO. - 71 (PART)	KH. NO. - 50 (PART)	KH. NO. - 48/2 (PART)
71 part	KH. NO. - 71 (PART)	KH. NO. - 72 (PART)	KH. NO. - 68 (PART)	KH. NO. - 48/2 (PART)





WITNESS WHEREOF, the Parties hereto have caused this Deed to be executed on the day and year first hereinabove written and in the manner hereinafter mentioned.

INTERPRETED AND UNDERSTOOD BY US



SIGNED, AND DELIVERED  
by the within named **"DEVELOPER"**  
**AKALPIK REALITY PRIVATE LIMITED**  
by its authorized Director  
**MR. SANDIP O. AGRAWAL**



In the presence of:  
**Himeshwar Moundekar**



SIGNED, AND DELIVERED  
by the within named **"LAND-OWNER"**  
**LUXORA INFRASTRUCTURE PRIVATE LIMITED**  
Constituted Attorney  
**AKALPIK REALITY PRIVATE LIMITED**  
by its authorized Director  
**MR. SANDIP O. AGRAWAL**



SIGNED, AND DELIVERED  
by the within named **"PURCHASER"**  
**M/s ELITE BUILDERS AND DEVELOPERS**  
by its authorized Partner



**MR. SANDIP O. AGRAWAL**  
Partner



**MR. SANJAY N. GOSAVI**  
Designated Partner  
**M/S PYRAMID TAJSHREE LLP**  
In the presence of:  
**Adv. S.M. Khedkar**



नगन-५	
660E	2024
20	42







## DECLARATION

I SHRI SANDIP OMPRAKASH AGRAWAL (UID : 5423 7608 9380), aged about 40 years, Occupation: Business, AKALPIK REALITY PRIVATE LIMITED, {PAN : ABACA0539Q} a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur - 440 018, through its Director SHRI SANDIP OMPRAKASH AGRAWAL (UID : 5423 7608 9380), aged about 40 years, Occupation: Business, of AKALPIK REALITY PRIVATE LIMITED, {PAN : ABACA0539Q} a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur - 440 018, do hereby declare that the Indenture is presented for registration before the Sub Registrar Nagpur, on this day which has been presented by me/us in the capacity as Agent of LUXORA INFRASTRUCTURE PRIVATE LIMITED, (PAN : AABCL2854K, CIN: U70100MH2007PTC166943), a company incorporated under the Indian Companies Act, 1956 and having its registered office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund,, Mumbai, Maharashtra, India - 400080, and on that basis I am signing / executing and presenting / admitting the same for registration.

I further declare that the said Power of Attorney is neither cancelled and/or revoked by the executants of it nor the said Executants have expired and I further declared that the executants of the said Power of Attorney is alive as on date.

I further declare that the Power of Attorney is still valid and it is not cancelled by any reasons whatsoever and I am competent and have full authority to act as per the powers entrusted to me under the said Power of Attorney.

That the aforesaid statement is true and I am also aware that, if any mis-statement is found I shall be held punishable under the provisions of section 82 of Registration Act, 1908.

Nagpur  
Date : 01.07.2025  
/o



SHRI SANDIP OMPRAKASH AGRAWAL  
DECLARANT  
POWER OF ATTORNEY HOLDER

नगन-५	
6602	2024
29	12









महाराष्ट्र शासन

## मालमत्ता पत्रक



52115010301

PU-ID: 52115010301

[महाराष्ट्र जमीन महसूल (गाव, नगर व सहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : पिपळा	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, नागपूर (ग्रामीण)				जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	भासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरितपासणीची नियत वेळ
१६२९/२			६८८३.७९	क	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष : २०२४
पट्टेदार :
इतर भार :
इतर श्रे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(था), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
01/06/2024	पोटहिस्सा आदेश नोंद - उप अधीक्षक भूमी अभिलेख, नागपूर (ग्रामीण) यांचेकडील आदेश क्रमांक : ०३६८७ आदेश दिनांक : २२/०५/२०२४, पोटहिस्सा मो.र.क्र. : ०३६८८ दिनांक : २२/०५/२०२४ अन्वये न.भू.क्र. १६२९ मध्ये पोटहिस्से झाल्याने न.भू.क्र. १६२९ ची मिल्कत पत्रिका रद्द करून न.भू.क्र. १६२९/१, १६२९/२, या नवीन मिल्कत पत्रिका तयार केल्या असत.		म लक्ष्मण इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे ओमप्रकाश वसंतीलाल गोयनका	फेरितार क्र. १३५ प्रमाणे सही- 01/06/2024 उ.अ.भू.अ. DYSLR NAGPUR RURAL

हि मिल्कत पत्रिका (दिनांक 01/06/2024 07:06:09 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.	मिल्कत पत्रिका डाउनलोड दिनांक 01/06/2024 07:06:44 PM	वेधता पडताळणी साठी <a href="https://digitalsatbara.mahabhumi.gov.in/DYSLR/Login/VerifyPropertyCard">https://digitalsatbara.mahabhumi.gov.in/DYSLR/Login/VerifyPropertyCard</a> या संकेत स्थळावर 0910100003934464 हा क्रमांक वापरावा.
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६. प्रत्यक्ष पत्रक (डिजिटल) स्कॅन करणे गरजेचे आहे



नगन-५  
६६०९/२०२४  
२२/५२





महाराष्ट्र शासन

## मालमत्ता पत्रक



51030196509

ULPIN: 51030196509

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : पिपळा		तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, नागपूर (ग्रामीण)			जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१६३१	७०		[१५०२.३४] १०६४३.२३	क	

### सुविधाधिकार :

हक्काचा मूळ धारक : H  
वर्ष : २०२२ लक्ष्मरा इन्फ्रास्ट्रक्चर प्रा. लि, तर्फे  
ओमप्रकाश बसंतीलाल गोयनका

पट्टेदार :

इतर भार :

इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
30/11/2023	आदेशाने नोंद - जिल्हा अधीक्षक भूमी अभिलेख, नागपूर यांचे कडील आदेश क्र. : नागपूर/ग्रामीण/पिपळा/फेरतपासणी/लक्ष्मरा इन्फ्रा/एस.आर. ५६/२०२३ दि. : ०९/११/२०२३ अन्वये तसेच उप अधीक्षक भूमी अभिलेख नागपूर (ग्रामीण) यांचेकडील आदेश क्रमांक/निम-१/२०२३/आदेश/मौजा-पिपळा/लक्ष्मरा इन्फ्रा/२०२३ दिनांक- १०/११/२०२३ अन्वये न.भू.क्र. १६३१ क्षेत्र- १०६४३.२३ चौ.मी. दुरुस्ती करण्यात येत आहे.			फिरकार क्र. ५६ प्रमाणे सही- 30/11/2023 उ.अ.भू.अ. DYSLR NAGPUR RURAL

हे मिळकत पत्रिका (दिनांक 30/11/2023 07:11:55 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 21/12/2023 01:12:38 PM

वेद्यता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 0910100003825849 हा क्रमांक वापरावा.

हे स्वाक्षरी पत्रक डिजिटली तपासले गेले आहे



नगन-५  
७७०९/२०२५  
२३/१२





Besa-Pipla Nagarpanchayat  
APPENDIX D-3  
FINAL APPROVAL  
TO THE LAND SUB-DIVISION / LAYOUT



Proposal Number : 3673183  
Proposal Code : BPNM-25-57780

Approval No. : BPNM/LF/2025/APL/00011  
Date : 09/06/2025

To,

i) Akalpik Reality Private Limited

KH.NO. 48/2, 68 PART & 71 PART, C.T.S. NO- 1629/2 & 1631, SHEET NO.- 70 & 75, P.H.NO.38, MOUZA-PIPLA, TAH.- NAGPUR(RURAL)DIST. NAGPUR

ii) Sanjay Soni (Architect)

Sir/Madam,

With reference to your application No **BPNM202500044**, dated **23-05-2025** for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965** to carry out development work in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **KH NO 71 PART**, Final Plot No., Mouje **PIPLA** situated at Road / Street -, Society, the land sub-division layout is **finally approved as demarcated**, under Section 18/45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Planning Authority /Collector after developing them to the satisfaction of the Authority
2. If you wish that the Planning Authority /Collector should carry out these development works, then you will have to deposit the estimated expenses to the Planning Authority /Collector in advance, as decided by the Authority
3. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space
4. This permission does not entitle you to develop the land which does not vest in you

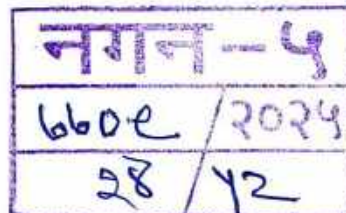
Signature Not Verified

Digitally signed by BHARAT BABURAO NANDANIWAR  
Date: 2025.06.09 16:00:55 IST  
Reason: Approved Certificate  
Designation: Chief Officer  
Location: Besa-Pipla Nagarpanchayat  
Project Code: BPNM-25-57780  
Application Number: BPNM202500044  
Proposal Number: 3673183  
Certificate Number: BPNM/LF/2025/APL/00011



Scan QR code for verification of authenticity.

Chief Officer,  
Besa-Pipla Nagarpanchayat,





PROPOSED SITE  
DP PLAN / SITE PLAN  
SCALE - 8/32



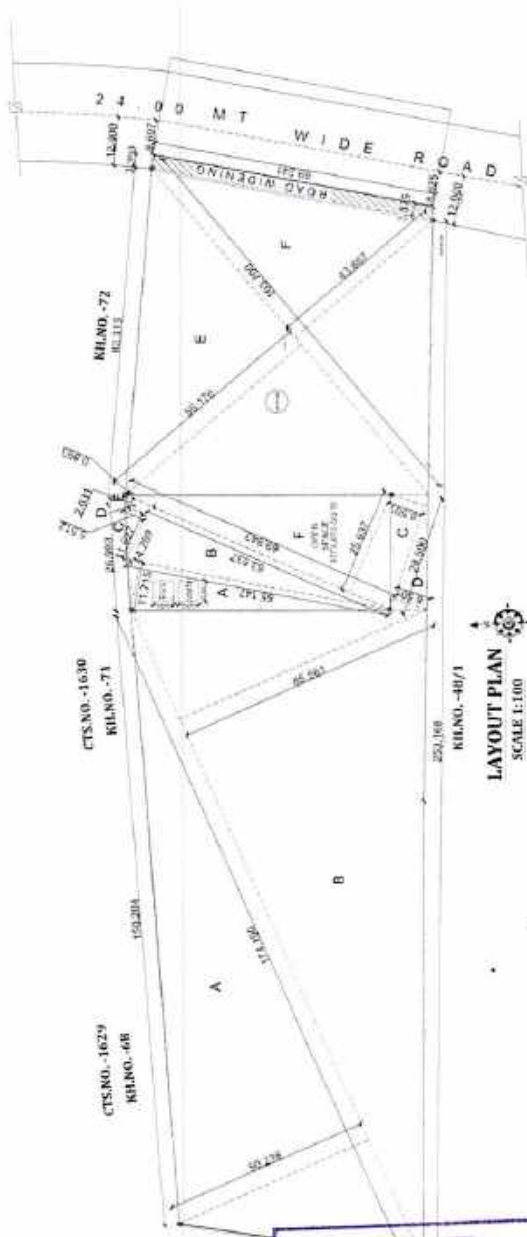
GOOGLE IMAGE  
SCALE = M.F.S

FINAL DEMARCATED LAYOUT PLAN RESIDENTIAL GROUP OF HOUSING LAYOUT FOR ON C.T.S. NO- 162/2 & 163/1, SHEET NO.- 70 & 75, KH.NO. 48/2, 68 PART & 71 PART, P.H.NO.38, MOUZA-PIPLA, TAH.- NAGPUR/RURAL/DIST. NAGPUR.

BE LONGING TO,  
AKALPIK REALITY PRIVATE LIMITED  
(DEVELOPMENT AGREEMENT HOLDER)

[illegible]

## REFERENCES

[illegible]

LAYOUT PLAN  
SCALE 1:100



## KEY PLAN FOR ROAD WIDENING

BLOCK	AREA ROAD WIDENING			NOVS	(SQ.M)
	I	II			
A	66.954	3.354	0.500	1	137.313
B	66.954	3.341	0.500	1	136.861
TOTAL AREA OF ROAD WIDENING					234.173

OPEN SPACE AREA CAL.

BLOCK	OPEN SPACE AREA CAL.		NOS.	(SQ.M)
	I	II		
A	65.142	11.715	0.503	1
B	63.539	34.259	0.500	1
C	11.627	5.512	0.500	1
D	2.631	5.512	3.000	1
E	2.631	0.093	0.500	1
F	69.343	25.637	0.500	1
TOTAL AREA OF OPEN SPACE				896.576
				1720.870

TOTAL AREA OF OPEN SPACE

BLOCK	AREA OF PLOT		NOS.	[SQ.M]
	I	II		
A	174.100	50.238	0.500	1
B	174.100	65.561	0.500	1
C	28.500	8.501	0.500	1
D	28.500	8.591	0.500	1
E	101.300	58.176	0.500	1
F	101.300	43.867	0.500	1
TOTAL AREA OF PLOT				6500.837

TOTAL AREA OF PLOT

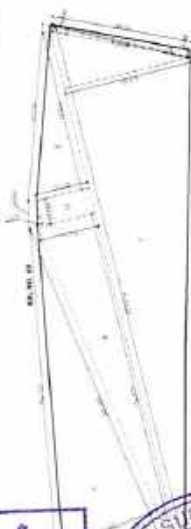
TOTAL LAYOUT AREA OF C.T.S. NO- 1629/2 & 1631, SHEET NO- 70 & 75, R.H.NO. 48/2, 68 PART & 71 PART	
AREA OF ROAD WIDENING	234.173
AREA OF OPEN SPACE	1778.870
AREA OF PLOT	15509.837
TOTAL AREA OF LAYOUT	17522.880

BUY AREA OF CTS NO. 1639/2 &amp; 16311.

D WIDENING	234.173
------------	---------

N SPACE	1778,870
---------	----------

	07093 800	DE LA VOIT
	07093 800	



## LAYOUT KEY PLAN

SCALF 1:200

BLOCK	I	NO.	[SQM]
A	185.025	1.000	1.4718.090
B	182.099	0.500	2506.611
C	12.548	2.073	36.4874
D	12.548	26.212	349.957
E	26.212	78.026	1022.609
F	272.014	63.015	8570.617
G	69.954	3.354	117.313
H	69.954	3.341	116.861

LAND AREA CALCULATIONS OF C.T.S. NO- 1629/2 & 1631,  
SHEET NO.- 70 & 75, KH.NO. 48/2, 68 PART & 71 PART

LAND AREA CALCULATIONS OF C.T.S. NO- 1629/2 & 1631,  
SHEET NO.- 70 & 75, KH.NO. 48/2, 68 PART & 71 PART

LAND AREA CALCULATIONS OF C.T.S. NO- 1629/2 &amp; 1631.

SHEET NO.- 70 & 75, KH.NO. 48/2, 68 PART & 71 PART

OCK	I	II	NO <sub>2</sub>	(%Q.M)
OCK				

6	182.959	28.750	0.500	1	2630.611
---	---------	--------	-------	---	----------

0	12 588	76 217	1 000	1	329 957
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F	272.014	63.015	0.500	1	8570.617
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11	EU 954	3.341	0.500	1	115.861
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10 AREA CALCULATIONS OF C.T.S. NO- 1629/2 & 1631.

ET NO: 76 73, MUNO: 4574, 68 PART 16 71 PART





श्री. बी. डी. टेळे, तहसिलदार, नागपूर (ग्रामीण) यांचे कार्यालय, नागपूर



रा. मा. क्र. ६२/एन.ए.पी.-३४/२०२४-२०२५

मौजा - पिपळा, प. ह. नं.- ३८

दिनांक- ०८ जानेवारी, २०२५

वाचा : मा.जिल्हाधिकारी, नागपूर यांचे अधिकार प्रदान आ देश क्रं.प्रस्तुत/कावि-१४६९/२२, दि.१९/०९/२०२२.

महाराष्ट्र जमीन महसूल संहिता, १९६६, च्या कलम -४२-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा- नागपूर, तालुका-नागपूर (ग्रामीण), मौजा - पिपळा, प. ह. नं.- ३८, शिट नं. ७० व ७५, न.भु.क्र. १६२९/२, १६३१, च्या खसरा क्रमांक ४८/२, ६८ पार्ट, ७१ पार्ट, आराजी १७५२७.०२० चौ. मी. (७/१२ नुसार) व १७५२२.८८० चौ. मी. (सिटी सर्व्हे नुसार) या जमिनीच्या भोगवटदाराचे महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये, "निवासी" अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास प्रशासक, नगर पंचायत बेसा-पिपळा यांचे मंजूरी अहवाल जा.क्र.न.प.बे.पि./न.र.वि/अभि.तात्पु.मंजु/२४२०, दिनांक-०६/११/२०२४, अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. तात्पुरते मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT				
1.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)			
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	17527.020	SQ.M	
	B) AS PER MEASUREMENT SHEET	17522.880	SQ.M	100%
	C) AS PER SITE	17522.880	SQ.M	100%
	D) AREA OF PLOT UNDER LAYOUT	17522.880	SQ.M	100%
	E) BALANCE PLOT AREA NOT UNDER PORPOSAL	-----	SQ.M	
2.	DEDUCTIONS FOR			
	A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	234.173	SQ.M	
	B) ANY D.P. RESERVATION AREA	-----	SQ.M	
	(TOTAL A+B)	0.000	SQ.M	
3.	BALANCE AREA OF PLOT (1-2)	17288.707	SQ.M	
4.	AMENITY SPACE (IF APPLICABLE) UPTO 0.4 - NIL			
	A) REQUIRED	0.000	SQ.M	5%
	B) ADJUSTMENT OF 2 (B), IF ANY	-----	SQ.M	
	C) PROPOSED	0.000	SQ.M	5%
5.	NET PLOT AREA (3-4(C))	17288.707	SQ.M	100%
6.	RECREATIONAL OPEN SPECE (IF APPLICABLE)			
	A) REQUIRED 10% OF (3)	1728.870	SQ.M	10%
	B) PROPOSED	1778.870	SQ.M	10.29%
7.	ROAD UNDER LAYOUT AREA	----	SQ.M	
8.	SERVICE ROAD AND HIGHWAY WIDENING	----	SQ.M	
A	AREA UNDER PLOT - 1	15509.837	SQ.M	89.71%
9.	AREA UNDER LAYOUT PLOT	15509.837	SQ.M	
10.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	----	SQ.M	
11.	AREA FOR INCLUSIVE V HOUSING			

नागपूर  
६६०२  
२६/१२



०८/०१/२०२५





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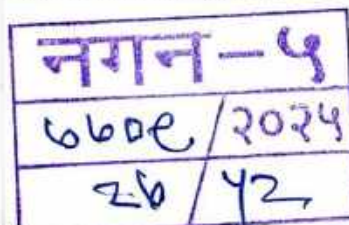
A) REQUIRED	50.000	SQ.M
B) PROPOSED	50.000	SQ.M

ज्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रुपांतरण कराची व वर नमूद "निवासी" अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यात येते.

उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ/आराजी १७५२७.०२० चौ. मी. (७/१२ नुसार) व १७५२२.८८० चौ. मी. (सिटी सर्व्हे नुसार) "निवासी" प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच १५५०९.८३७ चौ. मी. (AREA UNDER PLOT १५५०९.८३७ + AMENITY SPACE PROPOSED ०.०० = १५५०९.८३७) चौ. मीटरला १० पैसे प्रति चौ. मीटर याप्रमाणे अकृषक महसूल कर रुपये १,५५१/-, ग्रामपंचायत कर अकृषक करा एवढा रुपये १,५५१/-, जिल्हा परिषद सेस सारा ७ पट अकृषक कराच्या रुपये १०,८५७/- परावर्तीत कर अकृषक सान्याचे ५ पट म्हणजेच रुपये ७,७५५/- असे एकूण रुपये २१,७१४/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तीना अधीन राहून उपरोक्त जमिनीच्या भोगवटदारास सदर नियोजन प्राधिकार्यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या "निवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये नागपूर महानगर प्रदेश विकास प्राधिकरण, यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून ही सनद देण्यात येत आहे.

- आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जूलै, २०२५ (वर्ष) रोजी संपणान्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये १,५५१/- (रुपये एक हजार पाचशे एक्कावन फक्त) या दराने परिगणीत होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.
- उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील.
- वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.
- सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वार्डस मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.
- उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये, करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास वाटेल अशी आकारणी भरल्यावर आणि कलम ३२९ च्या पोटकलम (२) च्या अधिनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटदार यांच्या वहीवाटीत असल्याचे चालू ठेवता येईल.



०८/०८/२४.



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त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकाऱ्यांनी/जिल्हाधिकाऱ्याने प्राधिकृत केलेल्या अधिकाऱ्याने या ठिकाणी महाराष्ट्राचे राज्यपाल यांचे वतीने स्वाक्षरी केली आहे, आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुद्धा दिनांक- ०८ जानेवारी, २०२५ रोजी त्याची स्वाक्षरी येथे केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

लवझुरा इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे

श्री. ओमप्रकाश बसंतीलाल गोयनका तर्फे आममुख्यार

श्री. संदिप ओमप्रकाश अग्रवाल

(साक्षीदारांची स्वाक्षरी व नांव)

अ)

श्री. नितीन चंभकराव पात्रे

ब)

श्री. Ankush Arun Bangor

(साक्षीदारांची स्वाक्षरी व नांव)

अ)

श्री. नितीन चंभकराव पात्रे

ब)

श्री. Ankush Arun Bangor

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वतः लवझुरा इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे श्री. ओमप्रकाश बसंतीलाल गोयनका तर्फे आममुख्यार श्री. संदिप ओमप्रकाश अग्रवाल यांनी स्वाक्षरी केलेली आहे. ती अ व व व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

स्वा/-

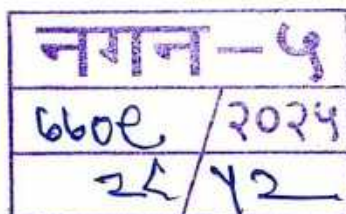
(बी. डी. टेळे)

तहसिलदार,

नागपूर (ग्रामीण)

प्रतिलिपी :

१. मा. जिल्हाधिकारी, नागपूर (अकृषक शाखा) यांना माहितीस सविनय सादर.
२. उप अधिक्षक भूमी अभिलेख, नागपूर (ग्रा.) यांना माहितीस व उचित कार्यवाहीस अग्रेषित.
३. प्रशासक, नगर पंचायत बेसा-पिपळा यांना माहिती व आवश्यक कार्यवाहीस अग्रेषित.
४. सह. जिल्हा निबंधक श्रेणी - २, क्र. ७ व १० नागपूर (ग्रामीण) यांना माहितीकरीता अग्रेषित.
५. ग्राम अधिकारी सा. क्र. ३८, मौजा - पिपळा यांना सदर आदेशाची नोंद गाव नमुना-२ मध्ये नोंद घेण्यास व आवश्यक कार्यवाहीस अग्रेषित.
६. अर्जदार लवझुरा इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे श्री. ओमप्रकाश बसंतीलाल गोयनका तर्फे आममुख्यार श्री. संदिप ओमप्रकाश अग्रवाल, रा. नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यास रवाना.



तहसिलदार  
नागपूर (ग्रामीण)





# कार्यालय नगर पंचायत बेसा-पिपळा

ता. नागपूर, जि. नागपूर



E-mail-npbesapipla@gmail.com

जा. क्र. - न.प.बे.पि./न. र. वि./ १५१७

दिनांक २५/०६/२०२५

To,

Luxora Infrastructure pvt ltd through Development Agreement Holder Akalpik Reality pvt ltd  
Through authorized director Shri Sandip Omprakash Agrawal  
r/o Sneh Nagar, Gajanan Maharaj Road,  
Chandrapur - 442401

Subject - Request to issue NOC for sale of property

Reference - 1. Your application no 5421 dated 25/06/2025

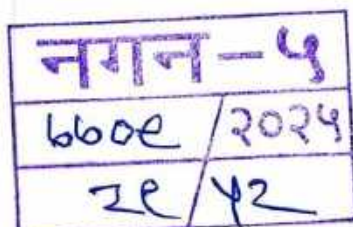
2. Development agreement dated 24/06/2025

With reference to your application to grant NOC for sale of balance plot area admeasuring 17288.707 (as per final sanction layout) out of total land admeasuring 17527.02 sq m. (as per CTS) at CTS no 1629/2 and 1631 (compromised kh no 48/2, 68 (part), and 71 (part)) of Mauja Pipla, Tahsil Nagpur (R), the NOC for sale of above-mentioned land is granted subject to following condition -

1. All the terms and condition mentioned in development agreement mention in reference no 2 will be binding to the new owner/developer/occupier of above-mentioned land.



  
Chief officer and Administrator  
Nagar Panchayat Besa-Pipla







CHALLAN  
MTR Form Number-6



GRN	MH002303628202425E	BARCODE	Date		20/05/2024-18:47:55	Form ID	48(f)
Department		Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment		Registration Fee		PAN No.(If Applicable)			
Office Name		NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		LUXORA INFRASTRUCTURE PRIVATE LIMITED	
Location		NAGPUR		Flat/Block No.		NAGPUR	
Year		2024-2025 One Time		Premises/Building			
Account Head Details		Amount in Rs.		Road/Street		NAGPUR	
0030046401 Stamp Duty		500.00		Area/Locality		NAGPUR	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		4 4 0 0 0 2	
				Remarks (If Any)			
				SecondPartyName=AKALPIK REALITY PVT LTD-			
Total		600.00		Amount in Words		Six Hundred Rupees Only	
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		00040572024052020223 CK00BILZH8	
Cheque/DD No.		Bank Date		RBI Date		20/05/2024-18:24:48 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 :  
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 दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासठी सदर चलन लागू नाही.

Mobile No. : 7122767995

नगन-७  
४९५/२०२४  
९/९६



नगन-५  
६६०६/२०२४  
३०/४२



## POWER OF ATTORNEY

THIS IRREVOCABLE POWER OF ATTORNEY is made and executed at Nagpur on this 28<sup>th</sup> day of JUNE 2024 BY AND BETWEEN :

01. **LUXORA INFRASTRUCTURE PRIVATE LIMITED**, {PAN : AABCL2854K} a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U70100MH2007PTC166943, having its registered office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund, Mumbai - 400080, here-in-after referred to as the "**PRINCIPAL**"

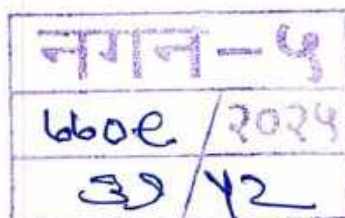
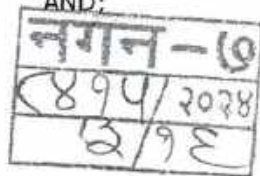
IN FAVOUR OF

02. **AKALPIK REALITY PRIVATE LIMITED**, {PAN : ABACA0539Q } a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur - 440 018, through its Director **SHRI SANDIP OMPRAKASH AGRAWAL** (UID : 5423 7608 9380) Occupation : Business here-in-after referred to as the "**AGENT**"

WHEREAS, the PRINCIPAL above mentioned is sufficiently entitled and is the owner of Survey Nos. Kh. 48/2, Kh. No. 68 Part, Kh. No. 71 Part admeasuring 3.92 H.R. equivalent to 9.68 acres with Occupant Class 1 Bhumiswami Rights, situated at Mauza : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : NAGPUR, AND;

WHEREAS, the PRINCIPAL has entered into even dated Agreement with the DEVELOPER in respect of land admeasuring about 1.62 H.R. i.e. 4.33 Acres out of the said land and more particularly described in the Schedule and Description of Project Land as per evendated Agreement of Development and have given the said property to the said DEVELOPER for developing the same and on development sell the same to the prospective buyers and to receive consideration thereof, AND;

WHEREAS, the PRINCIPAL and the AGENT have registered said evendated Development Agreement at Sr. No. ...~~8413~~... and Correction Deed to said Development Agreement at Sr. No. ...~~8414~~... with Sub Registrar Nagpur - 7 at Book No. 1 permitted the DEVELOPER to carry on the work of development, AND;





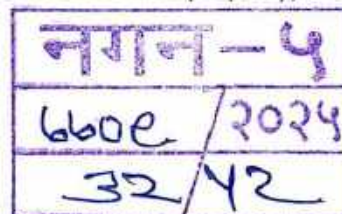
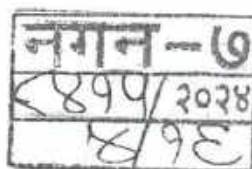
WHEREAS, as per the terms of the said Agreement, it has now become necessary for the PRINCIPAL to execute the Irrevocable General Power of Attorney in respect of the said property in favour of DEVELOPER, AND;

WHEREAS, the AGENT here-in-above is the said DEVELOPER and being conversant with all matters related to the Development of the said property and as per the terms of Agreement of Development it is necessary to give all the powers in respect of the said property to the said DEVELOPER for carrying out the development of the said property and hence the PRINCIPAL have appointed **AKALPIK REALITY PRIVATE LIMITED**, {PAN : ABACA0539Q} a company incorporated under the Companies Act, 1956 / 2013 having CIN : U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur - 440018, and its Directors its AGENT to look after all the matters in relation to the said property, AND;

We, the PRINCIPAL named above do hereby appoint and nominate **AKALPIK REALITY PRIVATE LIMITED**, and its Directors as our Lawful AGENT or Attorneys on our behalf and to do all acts, deeds and things necessary in respect of the said property and more particularly to do the following :

01. To represent the Principal before all the Officers and Departments of State and Central Government, before all Government and Semi-Government Authorities, Authorities of Town Planning, Municipal Corporation, Besa-Pipla-Beltarodi-Ghoghali Nagar Panchayat, Nagpur Improvement Trust, N.M.R.D.A. City Survey, Water Works Departments, Land Acquisition Authorities, Urban Land Development Department, Competent Authorities, S.L.R., Sub Divisional Officer, Collector, Tahsildar, M.S.E.B., Spanco, M.S.E.D.C.L. etc., Water Departments, Airport authorities, highway Authorities, Railway Authorities as well as before all Courts, Civil as well as Revenue Courts at all stages in respect of said property.

02. To approach all the Concerned Authorities in respect of the said property for all purposes and to sign and verify and to present such applications, papers, writings, undertakings, statements or documents etc. as may be required and to carry on correspondence with the Authorities and also prefer appeal or appeals from any Order of the Competent Authority and/or any other Authority in connection with the said property, for and on behalf of the Principal.





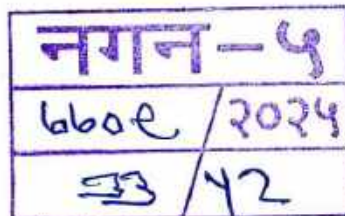
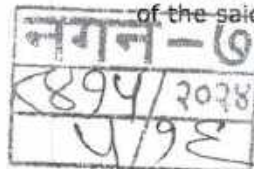
03. To represent Principal before the Besa-Pipla-Beltarodi-Ghoghali Nagar Panchayat, Municipal Corporation, Town Planning, Nagpur Improvement Trust, N.M.R.D.A., City Survey as well as other connected authorities and also to represent before all authorities in respect of the said property and to compromise or to arrive at settlement in those proceedings personally or through counsel whatever it deem fit and proper. To submit plans and Revised plans of Flat Scheme and/or of building scheme to be developed on the plot to the sanctioning authority viz. Municipal Authorities, Town Planning, City Survey, Collector, Railway Authorities, Airport Authorities or any other authority and to pay the charges for the same and for that purpose to do all necessary things thereof.

04. To prepare or cause to be prepared all applications, statements, returns and documents to be presented before various Authorities as and when required under any law of the land inforce and sign and verify such applications, statements, documents etc., as and when necessary in respect of said property and to present them before such authority.

05. To represent the Principal before Maharashtra State Electricity Board, apply and obtain electric Supply, installation of Transformer and for laying of electric supply line and common and individual electric meters for various purchasers of the Plot Owners, to represent before Electric Inspector, Chief Engineer of MSEB and all other authorities of MSEB / M.S.E.D.C.L, Spanco, and to make applications, undertakings, give replies acknowledgement and receipts and to do all things in this regard whatever.

06. To apply before the N.M.R.D.A., Nagpur Improvement Trust, Nagpur Municipal Corporations, City Survey, etc. for issue of Release and/or NOC of various Plots in the lay out to be developed on said land and to represent the Principal in that regard before the said authorities. To get the release of said land. To pursue the same with all related authorities. To appear and apply before the Town Planning authorities, Ministry of Urban Development, Revenue Department, Collector, Divisional Commissioner and all other authorities where it is necessary to represent in any of the matters in respect of the said building scheme and for that purposes enter into an Agreement, give understanding acknowledgement, make payments whatsoever in that regard.

07. To execute, sign and present for Registration of Agreement to Sell, Sale Deed, Conveyance or Conveyances, Correction, Amendment Deeds, Lease, Exchange, etc. in respect of the said property as a whole or in parts i.e. undivided share in



respect of Lay Out Plots to be developed on the said land in favour of prospective Purchasers and to receive the consideration thereof for itself, in its name and/or on behalf of the PRINCIPAL and pass the valid receipts thereof and if required to submit the entire property / Project to the provisions of Real Estate (Regulation And Development) Act, 2016, MAHARERA by executing other documents as per provisions of law and to do all other connected things under various Acts and Rules.

**08.** To appoint, engage, dismiss or discharge any architect, advocate, pleader or any employee in respect of the matters connected with development of said land and to pay fees, remuneration or salary whatever as they think fit and proper.

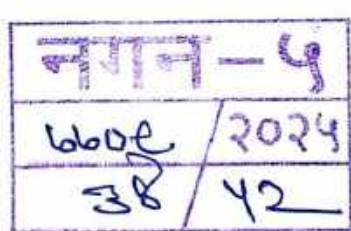
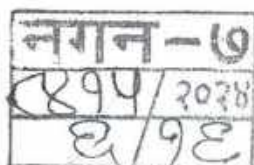
**09.** To pay the Taxes and other charges, cesses, penalties, premium, non agricultural assessments as well as to make all payments, charges, penalties, premium, release fees, whatever levied in respect of the said entire property and take receipts and pass on acknowledgements etc.

**10.** To obtain financial assistance, loans from any financial institutions like HDFC, LIC, ICICI, Co-operative, Nationalise Banks, private financial institutions, NBFC etc. for development of the said entire land by executing necessary documents and/or documents of mortgage or any other such documents, writings as directed by such financiers in respect of the said property.

**11.** To, sign Vakalatnama, verify and affirm pleadings, file suit, appeal, proceedings, defend any suit or proceedings etc. before any court, Commission, tribunal etc and to engage counsel/ lawyer, to swear and file affidavit, depose in court for an on behalf of the Principal in respect the land agreed to be developed and referred herein above. To settle, compromise or withdraw any dispute that may be raised in respect of the said land and to receive any money, compensation, damages, settlement amount etc. in respect of the said land for and on behalf of the Principal.

**12.** To, delegate the powers given hereunder in favour of any person for completion of the development work and/ or to do all such things which otherwise the Agent is empowered to do under this authority.

**13.** Generally to do and perform all acts, deeds and things connected with sale and/or development of said property.



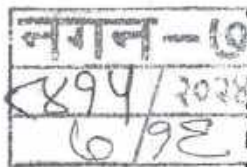


I/We, the Authorised Director of the PRINCIPAL do hereby declare and affirm that all acts, deeds and things done by our said AGENT by virtue of this POWER OF ATTORNEY shall be construed as acts, deeds and things done by the Company and shall be binding on the PRINCIPAL and its Directors and We hereby under take to retify all such acts, deeds, and things done by our said AGENT and we confirm that this power is irrevocable and shall be enforced till the purpose for which it is given is completed. We will not revoke the same in future at any time since we having agreed to receive the consideration for development from the Developer, the AGENT here-in as agreed under Development Agreement.

That the proper Stamp Duty and Registration Fees is paid on the evendated Agreement registered with Sub Registrar, Nagpur - 7 and hence this Power of Attorney is executed on Stamp of Rs. 500/- as per provisions of the Maharashtra Stamp Act 1958.

IN WITNESS WHEREOF, WE THE PRINCIPAL AND AGENT above named have placed our signatures on this IRREVOCABLE GENERAL POWER OF ATTORNEY on the day first here-in-above written at Nagpur, in presence of witnesses :

Drafted by Dwivedi & Khedkar Advocates, Nagpur.

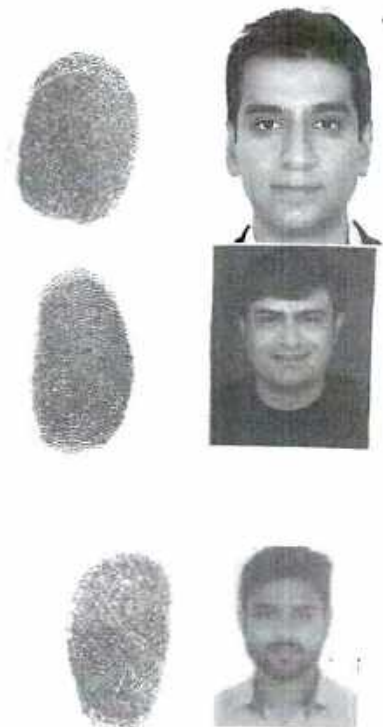
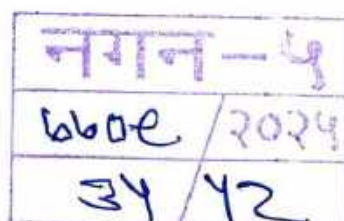
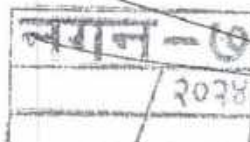


WITNESSES  
SIGNED AND DELIVERED  
By the withinnamed PRINCIPAL  
LUXORA INFRASTRUCTURE PVT. LTD.  
through its Authorised Director  
SHRI DEEPAK M. VASANDANI  
THARUN B. MUNDLANI

SHRI KALPESH PUNTAMBEKAR

In the presence of

Tejas J. Raut

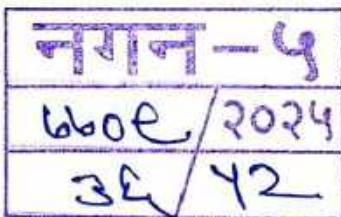


SIGNED AND DELIVERED  
By the withinnamed AGENT  
**AKALPIK REALITY PRIVATE LTD.**  
through its Authorised Director  
SHRI SANDIP O. AGRAWAL



In the presence of

Attn: J.M. Khedkar







270/8415

शुक्रवार, 28 जून 2024 3:53 म.नं.

दस्त गोपबारा भाग-1

नगन7

78192

दस्त क्रमांक: 8415/2024

दस्त क्रमांक: नगन7/8415/2024

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. नगन7 पांचे कार्यालयात

पावती: 9978

पावती दिनांक: 28/06/2024

अ. क्र. 8415 बर दि. 28-06-2024

सादरकरणाचे नाव: अकल्पिक रियलीटी प्राईवेट लिमिटेड तर्फे अधिकृत  
संचालक संदिप ओमप्रकाश अग्रवाल

रोजी 3:50 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकुण: 420.00

सह दुय्यम निबंधक, वर्ग-2

नागपूर शान्तिम कें. ७

सह दुय्यम निबंधक, वर्ग-2

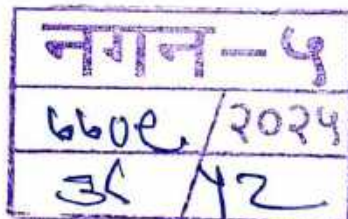
नागपूर शान्तिम कें. ७

दस्ताचा प्रकार: पॉवर ऑफ अटर्नी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 28 / 06 / 2024 03 : 50 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 06 / 2024 03 : 52 : 14 PM ची वेळ: (फी)





28/06/2024 3:55:44 PM

इस्त गोपवारा भाग-2

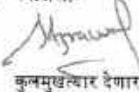



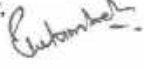

नमून7

95/98

दस्ता क्रमांक:8415/2024

इस्त क्रमांक :नमून7/8415/2024

दस्ताचा प्रकार :पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायित्र	दस्ता प्रमाणित
1	नाव:अकलीक रियलीटी प्राईवेट लिमिटेड तर्फे अधिकृत संचालक संदिप ओमप्रकाश अग्रवाल पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 403, सुनीप गार्डन एनक्लेव, यणेशपेट, महात्मा फुले बाजार, दागपूर, महाराष्ट्र, नागपुर, पॅन नंबर:ABACA0539Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:-		
2	नाव:लक्ष्मोरा इन्फ्रान्स्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार तरुण भागचंद हुंडवानी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: युनिट क्र. 150, निर्मल सॅलक्मी, एनवीएम रोड, मुलुंड, मुंबई, महाराष्ट्र, मुम्बई, पॅन नंबर:AABCL2854K	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		
3	नाव:लक्ष्मोरा इन्फ्रान्स्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार कल्पेश नरेंद्र पुणतांबेकर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: युनिट क्र. 150, निर्मल सॅलक्मी, एनवीएम रोड, मुलुंड, मुंबई, महाराष्ट्र, मुम्बई, पॅन नंबर:AABCL2854K	कुलमुखत्यार देणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करत देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करत दिव्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:28 / 06 / 2024 03 : 54 : 11 PM

सह दुय्यम निबंधक, वर्ग-2

नागपूर प्रांतिमंत्रि. ७

ओळख:-

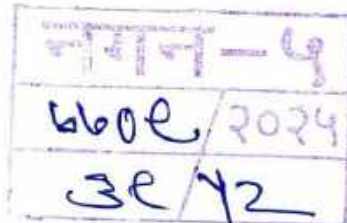
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संगती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	कुलमुखत्यार देणार लक्ष्मोरा इन्फ्रान्स्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार तरुण भागचंद हुंडवानी	28/06/2024 03:54:27 PM	तरुण हुंडवानी M 1256192784543076352
2	कुलमुखत्यार देणार लक्ष्मोरा इन्फ्रान्स्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार कल्पेश नरेंद्र पुणतांबेकर	28/06/2024 03:54:49 PM	कल्पेश नरेंद्र पुणतांबेकर M 1182255430720053248
3	पॉवर ऑफ अटॉर्नी होल्डर अकलीक रियलीटी प्राईवेट लिमिटेड तर्फे अधिकृत संचालक संदिप ओमप्रकाश अग्रवाल	28/06/2024 03:55:04 PM	संदीप ओमप्रकाश अग्रवाल M 1176465876738199552

शिक्का क्र.4 ची वेळ:28 / 06 / 2024 03 : 55 : 06 PM

सह दुय्यम निबंधक, वर्ग-2

नागपूर प्रांतिमंत्रि. ७



## Payment Details.

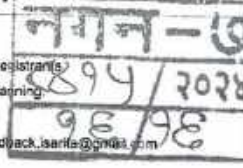
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LUXORA INFRASTRUCTURE PRIVATE LIMITED	eChallan	00040572024052020223	MH002303628202425E	500.00	SD	0002375722202425	28/06/2024
2		DHC		0624275621177	280	RF	0624275621177D	28/06/2024
3		DHC		0624280210747	40	RF	0624280210747D	28/06/2024
4	LUXORA INFRASTRUCTURE PRIVATE LIMITED	eChallan		MH002303628202425E	100	RF	0002375722202425	28/06/2024

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

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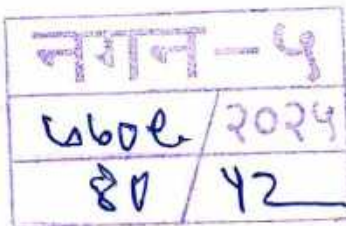
8415/2024

नंदराचे वृकाचे  
८४५ नंबर नोंदला  
प्रमाणित दस्तऐवज आहे कि,  
या दस्तऐवजा एका ९६ राने आहेत.

सह दुय्यम निबंधक, वर्ग-२

नामधूर प्रतिनिधि केंद्र

दि. २८ माहे ६ सन २०२४





28/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 7

दस्त क्रमांक : 8413/2024

नोंदणी :

Regn:63m

## गावाचे नाव : पिपळा

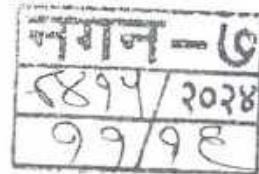
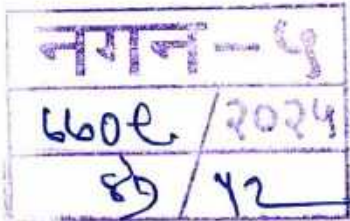
(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	67083500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	67083500
(4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: नागपूर इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजा पिपळा, प.ह.क्र. 38, तह. नागपूर ग्रामिण, जि. नागपूर येथील खसरा क्र. 48/2, 70, 71 एकूण आराजी 2.94 हेक्टरस पैकी आराजी 1.62 हेक्टरस ( ( Survey Number : 48/2, 70 व 71 ; ) )
(5) क्षेत्रफळ	1) 1.6200 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- लक्ष्मोरा इन्फ्रास्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार तरुण भागचंद हुंडलानी वय:-50; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: युनिट क्र. 150, निर्मल गॅलक्सी, एलबीएस रोड, मुलुंड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AABCL2854K 2): नाव:- लक्ष्मोरा इन्फ्रास्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार कल्पेश नरेंद्र पुणतांबेकर वय:-46; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: युनिट क्र. 150, निर्मल गॅलक्सी, एलबीएस रोड, मुलुंड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AABCL2854K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अकलीक रियलीटी प्राईवेट लिमिटेड तर्फे अधिकृत संचालक संदिप ओमप्रकाश अग्रवाल वय:-38; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 403, तुलीप गार्डन एनक्लेव, गणेशपेठ, महात्मा फुले बाजार, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440018 पॅन नं:- ABACA0539Q
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8413/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3354180
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त Adj/IGR377/71/2024

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 7

28/06/2024

दस्त क्रमांक : 8414/2024

नोंदणी :

Regn:63m

## गावाचे नाव : पिपळा

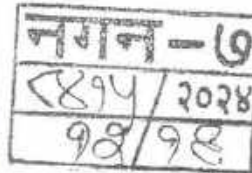
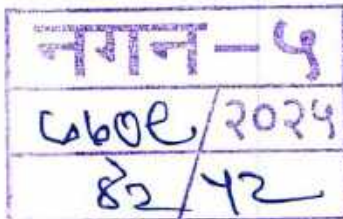
(1)विलेखाचा प्रकार	65-चुक दुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2038500
(4) भू-मापन,पोटहिस्सा व चरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर इतर वर्णन : , इतर माहिती: , इतर माहिती: विकसन करारनामा च्या दस्तामध्ये खसरा क्र. 70 पार्ट च्या ऐवजी खसरा क्र. 68 पार्ट अशी दुस्ती करण्यात येत आहे. ( ( Survey Number : 48/2, 70 व 71 ; ) )
(5) क्षेत्रफळ	1) 0.0900 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लक्ष्मीरा इन्फ्रास्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार तरुण भागचंद हुंडेलानी वय:-50; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: युनिट क्र. 150, निर्मल गॅलक्सी, एलबीएस रोड, मुलुंड, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AABCL2854K 2): नाव:-लक्ष्मीरा इन्फ्रास्ट्रक्चर्स प्राईवेट लिमिटेड तर्फे स्वाक्षरी करणार कल्पेश नरेंद्र पुणतावेकर वय:-46; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: युनिट क्र. 150, निर्मल गॅलक्सी, एलबीएस रोड, मुलुंड, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AABCL2854K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अकलीक रियल्टी प्राईवेट लिमिटेड तर्फे अधिकृत संचालक संदिप ओमप्रकाश अग्रवाल वय:-38; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 403, तुलीप गार्डन एनक्लेव, गणेशपेठ, महात्मा फुले बाजार, नागपूर., महाराष्ट्र, नागपूर. पिन कोड:-440018 पॅन नं:-ABACA0539Q
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8414/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	102000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20390
(14)शेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त Adj/IGR377/114/2024

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAMFE1432G



नाम / Name  
ELITE BUILDERS AND DEVELOPERS

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
01/05/2025

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABACA0539Q



नाम / Name  
AKALPIK REALTY PRIVATE LIMITED

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
24/01/2024



भारत सरकार  
Government of India



प्रदीप दिनकर तातावार  
Pradip Dinkar Tatawar  
जन्म तारीख/DOB: 04/06/1963  
पुरुष/ MALE

2349 3655 0296

VID : 9194 8500 5083 8657

माझे आधार, माझी ओळख

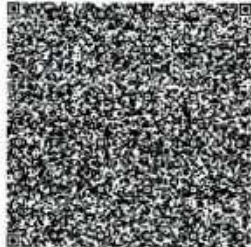


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पता:  
S/O दिनकर तातावार, आर.बी.आय कॉलोनी के बाजू,  
सि-४०२, जे.पी.हाइट्स, बिरामजी टाउन, छावणी, नागपूर,  
महाराष्ट्र - 440013

Address:  
S/O Dinkar Tatawar, BESIDE R.B.I COLONY,  
C-402, J.P. HEIGHTS, BYRAMJI TOWN,  
CHHAONI, Nagpur,  
Maharashtra - 440013



2349 3655 0296

VID : 9194 8500 5083 8657

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFXPA2511A



नाम / Name  
SANDIP OMPRAKASH AGARWAL

पिता का नाम / Father's Name  
OMPRAKASH AGARWAL

जन्म की तारीख  
Date of Birth

28/07/1985

हस्ताक्षर / Signature



भारत सरकार  
Government of India



Aadhaar no. issued: 16/01/2015



संदीप ओमप्रकाश अग्रवाल  
Sandip Omprakash Agarwal  
जन्म तारीख/DOB: 28/07/1985  
पुरुष/ MALE

हस्ताक्षर / Signature

आधार हा ओळखीचा पुरावा आहे. नागरिकत्व किंवा जन्मतारखेचा नाही.  
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे  
स्कॅनिंग/ ऑफलाईन XML)  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

5423 7608 9380

माझे आधार, माझी ओळख

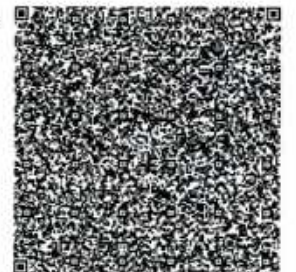


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पता:  
सौधा मलगा: ओमप्रकाश अग्रवाल, स्नेह नगर, गजानन महाराज  
मंदिर रोड, चंद्रपूर, चंद्रपूर, चंद्रपूर,  
महाराष्ट्र - 442401

Address:  
S/O: Omprakash Agarwal, Sneh Nagar, Gajanan  
Maharaj Mandir Road, Chandrapur, Chandrapur, PO:  
Chandrapur, DIST: Chandrapur,  
Maharashtra - 442401



5423 7608 9380

VID : 9198 6335 2297 4995

नगन-५  
6606/2024  
83/42





भारत सरकार  
Government of India



Aadhaar no. issued: 12/10/2011



तेजस जीवन राऊत  
Tejas Jeewan Raut  
जन्म तिथि/DOB: 20/03/1995  
पुरुष/ MALE Mobile: 9373664141

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्वार्टर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

9319 4992 2790

मेरा आधार, मेरी पहचान

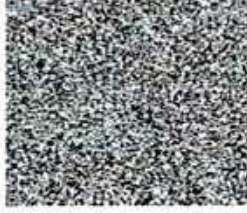


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
S/O जीवन राऊत, हनुमान मंदीर, प्लॉट नं १३१ भोले बाबा  
नगर मानेवाडा, रोड, बेसा, नागपुर,  
महाराष्ट्र - 440034

Address:  
S/O Jeewan Raut, HANUMAN MANDIR,  
PLOT NO 131 Bhole BABA NAGAR  
MANEWADA, ROAD., Besa, DIST: Nagpur,  
Maharashtra - 440034



9319 4992 2790

VID : 9126 5783 5878 8399



भारत सरकार  
Government of India



Aadhaar no. issued: 03/01/2014



हुमेश्वर धरंराज मोंदेकर  
Humeswar Dharamraj Moundekar  
जन्म तिथि/DOB: 17/07/2004  
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्वार्टर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

8799 0049 3943

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



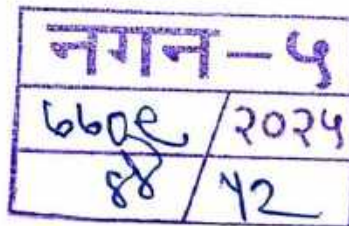
पता:  
S/O: धरंराज मोंदेकर, हाउस नं 47, सुर्यभान अखाड़ा  
जवडा, जूना बागदगंज, भांडेवाडी, बरगदाज, नागपुर,  
महाराष्ट्र - 440008

Address:  
S/O: Dharamraj Moundekar, House No 47,  
Near Suryabhan Akhada, Juna Bagadganj,  
Bhandewadi, PO: Bagadganj, DIST: Nagpur,  
Maharashtra - 440008



8799 0049 3943

VID : 9125 5194 3940 5887





पिपळा

मूल्यांकनाचे वर्ष : 2025  
 जिल्हा : नागपूर  
 तालुका : तालुका : नागपूर (ग्रामीण)  
 उपमूल्य विभाग : 3.3.3-पिपळा-खरसोली महत्वाच्या रस्त्यासमुख रहिवास व इतर वापराच्या विकसीत जमिनी मधील भूखंड  
 क्षेत्राचे नाव : Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
12600	38040	43750	47550	0	चौ. मीटर

मिळकतीचे क्षेत्र 17288.707 चौ. मीटर  
 Layout Plot

Applicable Rules : 16 क

1. 17288.707 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 12600/-  
 17288.707 चौ. मीटर क्षेत्रासाठी मूल्य = 17288.707 \* 12600  
 = 217837708.2/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य  
 = 217837708.2 + 0  
 = Rs.217837708.2/- × 90% = 19,60,54,200/-  
 = १ एकवीस कोटी अठ्ठ्याहत्तर लाख सदवीस हजार सप्तशे आठ/-

Home

Print

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 660e / 2024  
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CHALLAN  
MTR Form Number-6



<b>GRN</b>	MH005254929202526E	<b>BARCODE</b>									<b>Date</b>	10/07/2025-15:48:34							<b>Form ID</b>	25.1																					
<b>Department</b>										<b>Payer Details</b>																															
										<b>TAX ID / TAN (If Any)</b>																															
<b>Type of Payment</b>										<b>PAN No.(If Applicable)</b>																															
<b>Office Name</b>										<b>Full Name</b>										<b>AKALPIK REALITY PRIVATE LIMITED</b>																					
<b>Location</b>																																									
<b>Year</b>										<b>Flat/Block No.</b>										<b>MZ PIPLA</b>																					
<b>Account Head Details</b>										<b>Amount In Rs.</b>										<b>Premises/Building</b>																					
0030046401 Sale of NonJudicial Stamp										37800.00										<b>Road/Street</b>										<b>NAGPUR</b>											
																				<b>Area/Locality</b>										<b>NAGPUR</b>											
																				<b>Town/City/District</b>																					
																				<b>PIN</b>										4   4   0   0   0   8											
																				<b>Remarks (If Any)</b>																					
																				<b>SecondPartyName=ELITE BUILDERS AND DEVELOPERS-</b>																					
																				<b>Amount In</b>										<b>Thirty Seven Thousand Eight Hundred Rupees Only</b>											
<b>Total</b>										<b>37,800.00</b>										<b>Words</b>																					
<b>Payment Details</b>										<b>STATE BANK OF INDIA</b>										<b>FOR USE IN RECEIVING BANK</b>																					
<b>Cheque-DD Details</b>										<b>Bank CIN</b>										<b>Ref. No.</b>										<b>00040572025071089002 CK00JLSQO0</b>											
<b>Cheque/DD No.</b>										<b>Bank Date</b>										<b>RBI Date</b>										<b>10/07/2025-15:24:49 Not Verified with RBI</b>											
<b>Name of Bank</b>										<b>Bank/Branch</b>										<b>STATE BANK OF INDIA</b>																					
<b>Name of Branch</b>										<b>Scroll No., Date</b>										<b>Not Verified with Scroll</b>																					

Department ID :

Mobile No. : 9373103103

Department ID : \_\_\_\_\_ Mobile No. : \_\_\_\_\_  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

NOTE:- This challan is valid for document to be registered in Sub-Registration Office only, Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	((S)-268-7709	0003005051202526	10/07/2025-17:30:54	IGR387	37800.00
Total Defacement Amount					37,800.00

660E / 2024  
8E / 42



Print Date 10-07-2025 05:33:22



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६६०९	२०२५
४६	५२





CHALLAN  
MTR Form Number-6



GRN	MH004775963202526E	BARCODE			Date	01/07/2025-14:56:37		Form ID	25.1	
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty and Registration Fee together						
Office Name				NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		ELITE BUILDERS AND DEVELOPERS		
Location				NAGPUR		Flat/Block No.		PIPLA		
Year				2025-2026 One Time		Premises/Building		NAGPUR RURAL		
Account Head Details				Amount In Rs.		Road/Street		NAGPUR		
0030046401 Stamp Duty				11725500.00		Area/Locality		NAGPUR		
0030063301 Registration Fee				30000.00		Town/City/District		NAGPUR		
						PIN		4 4 0 0 0 1		
						Remarks (If Any)		SecondPartyName=AKALPIK REALITY PRIVATE LIMITED LUXORA INFRASTRUCTURES PVT LTD~		
						Amount In		One Crore Seventeen Lakh Fifty Five Thousand Five		
						Words		Hundred Rupees Only		
Total				1,17,55,500.00						
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572025070185532		CK00JGPZ15
Cheque/DD No.				Bank Date		RBI Date		01/07/2025-02:57:21		02/07/2025
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		183 , 02/07/2025				

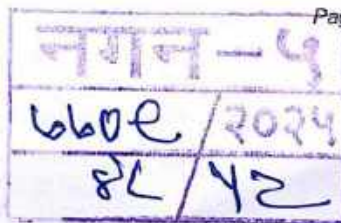
Department ID : Mobile No. : 9373103103  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURIES, MUMBAI 1  
Date: 2025.07.10 17:33:07 IST  
Reason: GRAS Secure Document  
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-268-7709	0003005042202526	10/07/2025-17:30:48	IGR387	30000.00
2	(IS)-268-7709	0003005042202526	10/07/2025-17:30:48	IGR387	11725500.00
Total Defacement Amount					1,17,55,500.00





नमन-५	
660E	2024
8E	12



268/7709

गुरुवार, 40 जुलै 2025 5:31 म.नं.

दस्त गोषवारा भाग-1

नगन5

40-72

दस्त क्रमांक: 7709/2025

दस्त क्रमांक: नगन5 /7709/2025

बाजार मूल्य: रु. 19,60,54,500/-

मोबदला: रु. 18,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,17,63,300/-

दु. नि. सह. दु. नि. नगन5 यांचे कार्यालयात

पावती:11070

पावती दिनांक: 10/07/2025

अ. क्र. 7709 वर दि.10-07-2025

सादरकरणाचे नाव: मेसर्स इलाइट बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागिदार  
संदिप ओमप्रकाश अग्रवाल

रोजी 5:28 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2080.00

पृष्ठांची संख्या: 52

दस्त हजर करणाऱ्याची सही:

एकूण: 32080.00

सह दुय्यम निबंधक  
सह दु. नि. नागपूर 5  
नागपूर क्र. 4सह दुय्यम निबंधक  
सह दु. नि. नागपूर 5  
नागपूर क्र. 4

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995  
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 10 / 07 / 2025 05 : 28 : 32 PM ची वेळ: (सादरीकरण)









शिक्का क्रं. 2 10 / 07 / 2025 05 : 29 : 44 PM ची वेळ: (फी)



10/07/2025 5 32:49 PM

दस्त क्रमांक :नगन5/7709/2025

दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:डेव्हलपर्स - अकल्पीक रियलीटी प्राइवेट लिमिटेड तर्फे अधिकृत संचालक संदिप ओमप्रकाश अग्रवाल पत्ता:प्लॉट नं: 403, माळा नं: -, इमारतीचे नाव: तुलीप गार्डन एन्क्लेव, ब्लॉक नं: गणेशपेठ, रोड नं: महत्मा फुले बाजार जवळ नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABACA0539Q	लिहून देणार वय :-40 स्वाक्षरी:-		
2	नाव:जमिन मालक - लक्ष्मोरा इन्फ्रास्ट्रक्चर्स प्राइवेट लिमिटेड तर्फे अ.मु. म्हणून अकल्पीक रियलीटी प्राइवेट लिमिटेड तर्फे अधिकृत संचालक संदिप ओमप्रकाश अग्रवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 403, तुलीप गार्डन एन्क्लेव, गणेशपेठ, महत्मा फुले बाजार जवळ नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AABCL2854K	लिहून देणार वय :-40 स्वाक्षरी:-		
3	नाव:मेसर्स इलाइट बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागिदार संदिप ओमप्रकाश अग्रवाल पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: दुकान क्र. 1 ते 5, तळ माळा, पिरॅमिड सिटी 6, वेसा पिपळा रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAMFE1432G	लिहून घेणार वय :-40 स्वाक्षरी:-		
4	नाव:मेसर्स इलाइट बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागिदार मेसर्स पिरॅमिड ताजश्री एल एल पी तर्फे भागिदार संजय नामदेवराव गोसावी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: दुकान क्र. 1 ते 5, तळ माळा, पिरॅमिड सिटी 6, वेसा पिपळा रोड, नागपूर, महाराष्ट्र, NAGPUR. पॅन नंबर:AAMFE1432G	लिहून घेणार वय :-62 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्रा क्र.3 ची वेळ:10 / 07 / 2025 05 : 31 : 00 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात व त्याची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:संदीप मोहनलाल खेडकर  
वय:60  
पत्ता:वर्धमान नगर नागपूर  
पिन कोड:440008



स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



2 नाव:हुमेश्वर धर्मराज मोंदेकर  
वय:20  
पत्ता:जुना बगडगंज नागपूर  
पिन कोड:440008

Hameshwar  
स्वाक्षरी

शिक्रा क्र.4 ची वेळ:10 / 07 / 2025 05 : 31 : 23 PM

सह दुय्यम निबंधक  
नागपूर क्र. 4

सह दुय्यम निबंधक  
नागपूर क्र. 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AKALPIK REALITY PRIVATE LIMITED	eChallan	00040572025071089002	MH005254929202526E	37800.00	SD	0003005051202526	10/07/2025
2	ELITE BUILDERS AND DEVELOPERS	eChallan	00040572025070185532	MH004775963202526E	11725500.00	SD	0003005042202526	10/07/2025
3		DHC		0725102113202	2080	RF	0725102113202D	10/07/2025
4	ELITE BUILDERS AND DEVELOPERS	eChallan		MH004775963202526E	30000	RF	0003005042202526	10/07/2025

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

7709 /2025

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- 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](mailto:feedback.isarita@gmail.com)

नगन-५	
660E	2024
५२	५२



९ नंबराचे बुकाचे  
660सुंबरी नोंदला  
प्रमाणित करण्यात येते कि,  
या दस्ताला एकुण ५२ पाने आहेत.  
  
सह दुय्यम निबंधक  
नागपूर क्र. ५,  
दि १० माह ०६ सन २०२५