

270/18639

पावती

Original/Duplicate

Tuesday October 06, 2026

नोंदणी क्र.: 39म

1:20 PM

Regn.: 39M

पावती क्र.: 22069

दिनांक: 06/10/2026

गावाचे नाव: सोंडापार त.सा.क्र.72

दस्तऐवजाचा अनुक्रमांक: नगन7-18639-2026

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: कार्तिक पंढरी वायळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 60

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:38 PM ह्या वेळेस मिळेल.

मह. दु. नि. नामपूर ७
नामपूर क्र. ७,

बाजार मुल्य: रु.406725 /-

मोबदला रु.4718000/-

भरलेले मुद्रांक शुल्क : रु. 283100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1026034501138 दिनांक: 06/10/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011397246202627M दिनांक: 06/10/2026

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



SRN	MH011397246202627M	BARCODE	Date		05/10/2026-16:12:27		Form ID		25.1	
Department			Inspector General Of Registration							
Type of Payment			Stamp Duty and Registration Fee together							
			Registration Fee							
Office Name			NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		KARTIK PANDHARI WAYAL			
Location			NAGPUR		Flat/Block No.		PLOT NO. 67			
Year			2026-2027 One Time		Premises/Building		MOUZA - SONDAPAR			
Account Head Details			Amount In Rs.		Road/Street		Area/Locality			
00046401 Stamp Duty			283100.00		Town/City/District		NAGPUR			
00063301 Registration Fee			30000.00		PIN		4 4 0 0 3 2			
					Remarks (If Any)					
					SecondPartyName=MAHALAXMI INFRAVENTURES LLP-					
					Amount In					
					Words					
					Three Lakh Thirteen Thousand One Hundred Rupees On					
					ly					
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN		Ref. No.		69103332026100610349		778846301	
Cheque/DD No.			Bank Date		RBI Date		06/10/2026-10:56:03		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID : _____ Mobile No. : XXXXXX5695
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 र चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

नगन-७
१६६६/२०२६

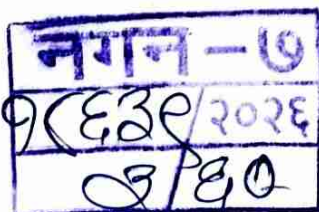


SALE DEED FOR RS. 47,18,000.00 ONLY
(RUPEES FORTY SEVEN LAKH EIGHTEEN THOUSAND ONLY)
VALUATION AS PER ANNUAL STATEMENT OF
RATES (ASR) RS. 4,07,000.00 ONLY

THIS DEED OF SALE is made and executed at NAGPUR on this 06th Day of
OCTOBER, 2026, BETWEEN :

M/s. MAHALAXMI INFRAVENTURES LLP (Income Tax Permanent Account No. **ACDFM8831C**) a Limited Liability Partnership Firm, having its Registered Office at N-103-104, Laxmivihar Apartments, Beside Hotel Airport Center Point, Wardha road, Somalwada, Nagpur-440025, acting through its Partners **(1) SHRI. PARAG ANANTRAO SARAF**, Aged about 51 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 4623 8813 2535, Mobile No. 9765584888, Resident of Megh Panth, House No. 01, Yashodhan Enclave, Wardha Road, Ajni Chowk, Prashant Nagar, Vivekanand Nagar, Nagpur-440015, Tahsil and District-Nagpur, **(2) M/s. RJB HABITATS PRIVATE LIMITED** (Income Tax Permanent Account No. **AALCR9595F**) a Company duly Incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U45309MH2022PTC384902, having its Registered Office at N-103-104, Laxmi Vihar Apartments, Beside Hotel Airport Center Point, Wardha Road, Somalwada, Nagpur-440025 acting through Its Authorized Director **SHRI. RAHUL JAGDISH BONDRE**, Aged about 43 Years, Occupation-Business, Aadhar Unique Identity No. 7077 3261 1826, Mobile No. 9850540601, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur-440025, Tahsil and District-Nagpur AND **(3) M/s. AHDA ADIFICATORS PRIVATE LIMITED** (Income Tax Permanent Account No. **AAXCA1799E**) a Company duly incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U45201MH2022PTC384903, having its Registered Office at Flat No. 303, Plot No. 40, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010 acting through its Authorized Director **SHRI. HARSH ANISH CHHAJED**, Aged about 27 Years, Occupation-Business, Aadhar Unique Identity No. 6302 8015 9408, Mobile No. 8939364222, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-Nagpur. Hereinafter called the "**VENDOR/PROMOTER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**LIMITED LIABILITY PARTNERSHIP FIRM and its PARTNERS**", as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND



MR. KARTIK PANDHARI WAYAL,

Aged about 30 Years, Occupation - Service,

Income Tax Permanent Account No. AEXPW1668M, Mobile No. 9595741238,

Aadhar Unique Identity No. 7428 0492 8811

Resident of S/o Pandhari Wayal, Plot No. 117, Besa Road, Near N.I.T Garden Drive,
Layout: Hudkeshwar Bk, Mhalginagar Nagpur - 440034.

hereinafter called the "**ALLOTTEE / PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**ALLOTTEE / PURCHASER**", as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

(1) Title History :

The VENDOR/PROMOTER is full and absolute owner of Non-Agricultural land bearing New Amalgamated Survey / Khasra / Gut No. 2/3 (Old Kh. Nos. 2/3, 2/4, 49/A & 49/B), having a total area of 6.53 Hectares (i.e. 65300.00 Sq. Mtrs.) of MOUZA SONDAPAR, P.S.K. 72, Rental Rs. 17.00 Yearly, held in Occupancy Class - 1 Right situated at Village - Sondapar in Tahsil - Hingna and District - NAGPUR;

HISTORY OF KH. NO. 2/3

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 2/3 MOUZA - SONDAPAR, P.S.K. 72 having an area of 1.25 Hectares, Rental Rs. 4.00 Yearly, held in Bhaogwatdar Class-1 Rights, Khate No. 480 including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Sondapar in Tahsil - Hingna and District - NAGPUR, Originally belonged to Shri. Rajesh Fattu Dahake, being his separate property and the same is also accordingly mutated in his name in 7/12 Extract vide Ferfar Entry No. 418 Dated 22-12-2018.

THAT, the aforesaid Shri. Rajesh Fattu Dahake later on transferred the aforesaid property by way of Sale to Pioneer Celestial Court, by a Sale Deed Dated 26-04-2024, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4049 on even date. As a result therefore the Pioneer Celestial Court has become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 871 Dated 21-06-2024.

THAT, during the course of time dispute arose in between the aforesaid erstwhile Owner - Shri. Rajesh Fattu Dahake and Pioneer Celestial Court with respect to payment of the Sale Consideration. Accordingly Shri. Rajesh Fattu Dahake had filed Special Civil Suit No. 170 of 2025 before the Hon'ble Joint Civil Judge, Senior Division, Nagpur, against the Pioneer Celestial Court, seeking reliefs in respect of the immovable property.



(4) **Interest shown by the Allottee/Purchaser :**

Allottee/Purchaser was in search of residential Plot in vicinity of Village - and that is when she/he came to know through Real Estate Agent 1) Mr. Manoharrao Petkar having Maha RERA Certificate No. A50500029494 2) Mr. Madan Sharnagat having Maha RERA Certificate No. A50600046226 3) Mr. Rajesh Ingle having Maha RERA Certificate No. A50500041866 4) Mr. Shankarrao Kamone having Maha RERA Certificate No. A011192603814 about said project of the Vendor/Promoter. The Vendor/Promoter has disclosed information alongwith all sanctioned documents to the complete satisfaction of Allottee/Purchaser and thereafter the Allottee/Purchaser has conveyed his readiness and willingness to purchase the **Plot No. 67** out of the project known as **"MAHALAXMI NAGAR-49 AYANA"** which is more particularly described in **Schedule B**.

(5) **Offer and acceptance :**

The Parties relying on the confirmations representation and assurances of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and applicable laws, entered into Agreement of Sell upon the terms and conditions stated therein.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

- (1) THAT in pursuance of the agreement and in consideration of a total Consideration of **Rs. 47,18,000/- (Rupees Forty Seven Lakh Eighteen Thousand Only)**, paid by the Purchaser(s) to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge and the Vendor being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the **ALL THAT** Piece and Parcel of land bearing **Plot No. 67** out of the sanctioned layout containing by admeasurement **108.750 Square Meters**. (OR **1170.58** Square Feet) out of the sanctioned lay-out known and styled as **"MAHALAXMI NAGAR-49 AYANA"**, being a portion of Non-Agricultural land bearing New Amalgamated Survey / Khasra / Gut No. 2/3 (Old Kh. Nos. 2/3, 2/4, 49/A and 49/B), having a total area of 6.53 Hectares (i.e. 65300.00 Sq. Mtrs.) of **MOUZA - SONDAPAR, P.S.K. 72, Rental Rs. 17.00 Yearly**, held in Occupancy Class - 1 Rights, situated at Village - Sondapar in Tahsil - Hingna and District - **NAGPUR**, hereinafter termed shortly as the **"SAID PLOT"** more particularly described in **Schedule B** hereunder written, to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances.
- (2) **MANNER OF PAYMENT :-**

Rs. 51,000=00

(Rupees Fifty One Thousand) Only paid by the Purchaser to the Vendor by Net Banking UPI No. 147255656649 Dated 05-03-2026, the receipt whereof is hereby acknowledged by the Vendor.



Rs. 4,43,500=00

(Rupees Four Lakh Forty Three Thousand Five Hundred)
Only paid by the Purchaser to the Vendor by RTGS Vide UTR
No. SBINR52026061431566766 Dated 14-06-2026, the
receipt whereof is hereby acknowledged by the Vendor.

Rs. 42,23,500=00

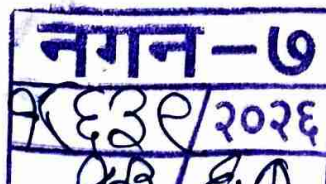
(Rupees Forty Two Lakh Twenty Three Thousand Five
Hundred Only) paid by the Allottee/Purchaser to the
Vendor/Promoter by Cheque No. 308937, dated 29-09-2026,
drawn on Punjab National Bank K.G. Marg New Delhi
Finance by PNB Housing Finance Ltd., Nagpur, at the time of
Sale Deed the receipt whereof is hereby acknowledged by
the Vendor/Promoter.

Rs. 47,18,000=00

(TOTAL RUPEES FORTY SEVEN LAKH EIGHTEEN
THOUSAND ONLY)

(3) **THAT the VENDOR does hereby covenant with the PURCHASER as follows :-**

- i) **THAT**, the Vendor has good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.
- ii) **THAT**, the interest hereby transferred subsists the Vendor has full authority, right and power to transfer the same to the Purchaser(s) absolutely.
- iii) **THAT**, the Vendor has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby it is debarred from transferring the same to the Purchaser(s) absolutely.
- iv) **THAT**, the Vendor has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over the property hereby sold and the Vendor undertakes to clear the same if found later on and the Vendor hereby agrees to indemnify and compensate the Purchaser(s) for all losses, damages and the costs that the Purchaser(s) might matter.
- v) **THAT**, the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Purchaser(s) without any interruption or disturbance by the Vendor and/or any person claiming on behalf of the Vendor.



N-103, 10,
Beside H
Road, Som

Date: 0

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2/3.

agpur.

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BOUNDARIES OF KHASRA/SURVEY/GUT NO. 2/3

ON THE EAST - BY SURVEY/KHASRA/GUT NOS. 49/B AND 48,
ON THE WEST - BY ROAD,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 2/2,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 2/4.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 2/4

ON THE EAST - BY SURVEY/KHASRA/GUT NOS. 49/B AND 48,
ON THE WEST - BY ROAD,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 2/3,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 48.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 49/A

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 64,
ON THE WEST - BY SURVEY/KHASRA/GUT NO. 49/B,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 1, 3 AND 81,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 48, 50 AND 64.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 49/B

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 49/A,
ON THE WEST - BY SURVEY/KHASRA/GUT NO. 2 AND 48,
ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 2,
ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 48.

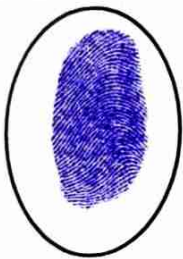
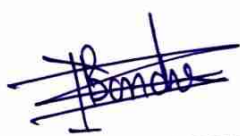
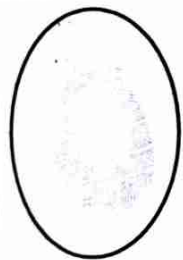
SCHEDULE - B
(SAID PLOT)

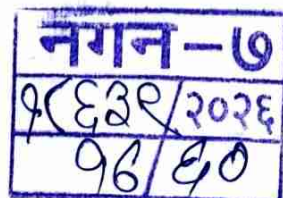
ALL THAT Piece and Parcel of land bearing Plot No. 67 containing
admeasurement 108.750 Square Meters. (OR 1170.58 Square Feet) out of the
sanctioned layout carved on the land described in Schedule - A and known and styled
as "MAHALAXMI NAGAR-49 AYANA", and the said Plot is bounded as under -

ON THE EAST - BY PLOT NO. 63
ON THE WEST - BY 9.00 MTRS WIDE ROAD,
ON THE NORTH - BY PLOT NO. 68,
ON THE SOUTH - BY PLOT NO. 66.



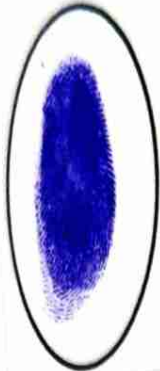
IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/PURCHASER herein above named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written. Only for New Amalgamated Khasra/Survey/Gut No. 2/3, (Old Khasra/Survey/Gut Nos. 2/3, 2/4, 49/A and 49/B of "MAHALAXMI NAGAR-49 AYANA", PLOT NO. 67 .

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/s. MAHALAXMI INFRAVENTURES LLP THROUGH 1)  (PARAG ANANTRAO SARAF)
02			M/s. RJB HABITATS PRIVATE LIMITED THROUGH 2)  (RAHUL JAGDISH BONDRE) Authorized Director
03			M/s. AHDA ADIFICATORS PRIVATE LIMITED THROUGH 3)  (HARSH ANISH CHHAJED) Authorized Director Partners <u>VENDOR/PROMOTER</u>
04			 (KARTIK PANDHARI WAYAL) <u>ALLOTTEE/PURCHASER</u>



WITNESSES :-

I



M. Pranjwal Patkar

(Pranjwal M. Patkar)

WITNESS NO. 1

II



Shamone

(Ankit)

WITNESS NO. 2

ayana

Date: 06-10-2026

Possession Letter

To,

MR. KARTIK PANDHARI WAYAL,

Subject: Possession of Plot No. 67 on Layout Name "**MAHALAXMI NAGAR- 49- AYANA**".

Dear Sir/Madam,

We are pleased to inform you that your Plot No. 67 in Layout known as "**MAHALAXMI NAGAR- 49- AYANA**", situated at **MOUZA- SONDAPAR**, New Amalgamated Khasra No. 2/3, (Old Khasra Nos. 2/3, 2/4, 49/A and 49/B) Patwari Saza No. 72, of **Tahsil Hingna and Dist-Nagpur**. is ready in all respect as per plan, specification and possession of the same is hereby delivered to you on the **06th** day of **OCTOBER 2026**.



Thanking You,

Place: Nagpur



MAHALAXMI
INFRAVENTURES LLP
A TRADITION OF TRUST

0712-2295794 / 9850540601
mahalaxmidevelopers14@gmail.com
www.mahalaxmiinfra.in

N-103, 104, Laxmivihar Apartment,
Beside Hotel Airport Center Point, Wardha
Road, Somalwada, Nagpur-440025

agaha

Date. 06-10-2026

MR. KARTIK PANDHARI WAYAL,
PLOT NO. 67

"MAHALAXMI NAGAR- 49-AYANA"

New Amalgamated Khasra Khasra No. 2/3,
(Old Khasra Nos. 2/3, 2/4, 49/A and 49/B),
Mouza – **SONDAPAR**, Tahsil- **Hingna**.
District – **Nagpur**.

Received payment

AMOUNT	CHEQUE	DATE	BANK
Rs. 51,000=00	UPI No. 147255656649	05-03-2026	Bank of Baroda
Rs. 4,43,500=00	RTGS No. SBINR52026061431566766	14-06-2026	State Bank of India



(Authorized Signatory)



**MAHALAXMI
INFRAVENTURES LLP**
A TRADITION OF TRUST

0712-2295794 / 9850540601
mahalaxmidevelopers14@gmail.com
www.mahalaxmiinfra.in

N-103, 104, Laxmivihar Apartment,
Beside Hotel Airport Center Point, Wardha
Road, Somalwada, Nagpur-440025

agaha

Date: 25-09-2026

Allotment Letter

To,

MR. KARTIK PANDHARI WAYAL,

This is to inform that you are hereby allotted a **Plot No. 67** in the layout known as **"MAHALAXMI NAGAR- 49- AYANA"**, situated at **MOUZA- SONDAPAR**, New Amalgamated Khasra No. 2/3, (Old Khasra Nos. 2/3, 2/4, 49/A and 49/B) of Tahsil Hingna and Dist-Nagpur.

Having Plot Area. **1170.58 Sq. Ft.**

Sale Deed/Agreement Value at **Rs. 47,18,000/-**

Yours Faithfully


(Authorized Signatory)

ayana

Date: 25-09-2026

DEMAND LETTER

To,

MR. NITESH KUMAR,

Sub: Demand For Payment in respect of your Plot No. **67** in the layout known as, "**MAHALAXMI NAGAR-49 AYANA**" situated at **MOUZA-SONDAPAR**, New Amalgamated Khasra No. **2/3**, (Old Khasra/Survey/Gut Nos. **2/3, 2/4, 49/A and 49/B**), Patwari Saza No. **72**, Tahsil-Hingna and District-Nagpur.

Dear Sir/Mam,

We are pleased to inform that your Plot No. **67** is completed in all respect in accordance with the sanctions received from Hon'ble Authority NMRDA Nagpur.

Hence you are requested to make payments of **Rs. 42,23,500/-**

Note: The EFT/Cheque has to be drawn in favour: **MAHALAXMI INFRAVENTURES LLP**

Bank Name: **IDBI BANK**

A/C. NO: **1047102000009959**

IFSC CODE – **IBKL0001047**

Branch: **WARDHA ROAD, NAGPUR.**

Thanking You!

Yours Sincerely


(Authorized Signatory)

Date: 25-09-2026

To,

The Branch Manager
PNB Housing Finance Limited,
Civil Lines, Nagpur.

Subject: Permission to mortgage Plot No. **67** admeasuring **1170.58 Sq Ft** in the project known as "**MAHALAXMI NAGAR- 49- AYANA**", situated at **MOUZA- SONDAPAR**, New Amalgamated Khasra No. **2/3**, (Old Khasra Nos. **2/3, 2/4, 49/A and 49/B**) of **Tahsil Hingna and Dist-Nagpur**. (Hereinafter referred to as the "said Property") in favor of **PNB Housing Finance Limited**.

Dear Sir/ Madam,

1. This is to confirm that we have sold the Plot no. **67** admeasuring **1170.58 sq. ft. "MAHALAXMI NAGAR- 49- AYANA"**, situated at **MOUZA- SONDAPAR**, New Amalgamated Khasra No. **2/3**, (Old Khasra Nos. **2/3, 2/4, 49/A and 49/B**) of **Tahsil Hingna and Dist-Nagpur**. **MR. KARTIK PANDHARI WAYAL**, under an Agreement for Sale/Sale Deed dated registered with office of the Sub-Registrar Hingna at on (date) under Sr.No.
2. We confirm that NMRDA has issued Release Deed dated _____ for the said plot are in accordance with the approved plans. We assure that the said plot as well as the said Layout and the land appurtenant thereto are **not subject to any encumbrance, charge or liability** of any kind whatsoever and that the entire property is free and marketable. We have a **clear, legal and marketable title** to the said property and every part thereof.
3. We further confirm that we have **not availed project Finance** for the project.
4. **MR. KARTIK PANDHARI WAYAL**, has paid an amount of Rs. 4,94,500/- (Rupees Four Lakh Ninety Four Thousand Five Hundred Only) and a sum of Rs. 42,23,500/- (Rupees Forty Two Lakh Twenty Three Thousand Five Hundred Only) remains to be paid towards the cost of the said Plot.
5. Possession of the said Plot will be given to **MR. KARTIK PANDHARI WAYAL**, about 47,18,000/- (Rupees Forty Seven Lakh Eighteen Thousand Only) on payment of the full consideration of the Plot after Sale Deed.

6. We are aware that the said Borrower has approached PNB Housing Finance Limited for a loan for purchasing / acquiring the said plot and that PNBHFL has agreed to sanction / grant the loan to the said Borrower to purchase / acquire the above plot and the said Borrower has agreed to mortgage the said plot in favor of PNBHFL as security for the said loan. **We hereby confirm that we have no objection to the said Borrower mortgaging the said plot to PNBHFL by way of security for repayment of the said loan.**
7. AND notwithstanding anything to the contrary contained in the said Agreement for Sale, we hereby agree to note the aforesaid charge in our books in respect of the said plot and the said **Borrower will not be permitted to transfer, assign, sell off / cancel or in any other way / manner deal with the said plot prejudicial to the interest of the aforesaid mortgagee without the prior written consent of PNBHFL.**
8. We undertake to form a Co-operative Society under the Maharashtra Plot Ownership Act of the premises/plot holders in the aforesaid layout within the statutory period and also further undertake to get the Deed in respect of the said property executed in favour of the Co-operative Society to be formed. And we agree to inform and give proper notice to the Co-operative Society as and when formed, about and said unit/plot being so mortgaged to PNBHFL.
9. As and when a Co-operative Housing Society will be formed, the PNB HOUSING FINANCE LTD.'s charge as aforesaid will be duly registered in the Society' Books. The Share Certificates as and when issued in the name of **MR. KARTIK PANDHARI WAYAL**, will be sent by the Society directly to the PNB HOUSING FINANCE LTD. with noting your charge and lien on the said Share Certificate. We shall request the Society to accept PNB HOUSING FINANCE LTD. as a nominee of **MR. KARTIK PANDHARI WAYAL**, in their register and to agree to his/her creating a mortgage in due course of his/her title to the Plot together with proportionate share in the land along with his/her percentage of undivided interest in the common areas and facilities appurtenant to the said Plot in favor of the PNB HOUSING FINANCE LTD.
10. We further undertake to obtain prior permission of the PNB HOUSING FINANCE LTD. in the event the builders exercise the option to terminate the agreement with the borrower/purchaser. And we further undertake to refund the entire amount deposited along with interest on the borrower's loan a/c with PNB HOUSING FINANCE LTD without any reference to the borrower.

Yours faithfully,


(Authorized Signatory)

Note: This NOC is to be signed on behalf of the Builders by the authorized signatory only.

ayana

DATE. 28-09-2026

COST SHEET

This is to certified **MR. KARTIK PANDHARI WAYAL**, Allotted the **Plot No. 67** in the layout known as "**MAHALAXMI NAGAR- 49- AYANA**", situated at **MOUZA- SONDAPAR**, New Amalgamated Khasra No. **2/3**, (Old Khasra Nos. **2/3, 2/4, 49/A and 49/B**) Patwari Saza No. **72**, of **Tahsil Hingna and Dist-Nagpur**.

Applicable charges given below

PARTICULARS	AMOUNT RS.
Sale Deed Cost	47,18,000/-
Cost to be Paid to Contractor (By the Purchaser),	9,43,600/-
TOTAL	56,61,600/-

Total Rs. 56,61,600/- (Rupees Fifty Six Lakh Sixty One Thousand Six Hundred Only)


(Authorized Signatory)