

SALE DEED FOR RS. 56,00,000.00 ONLY
(RUPEES FIFTY SIX LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF
RATES (ASR) RS. 4,80,000.00 ONLY

THIS DEED OF SALE is made and executed at NAGPUR on this _____ Day of
SEPTEMBER, 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

1) MRS. ISHA NILESH KAWRE

Aged about 40 Years, Occupation - Service,
Income Tax Permanent Account No. BCHPD6773R, Mobile No. 9823103738,
Aadhar Unique Identity No. 7501 2717 1888,

2) MR. NILESH SURENDRA KAWRE

Aged about 43 Years, Occupation - Service,
Income Tax Permanent Account No. BBBPK7587D, Mobile No. 9823103738,
Aadhar Unique Identity No. 8050 9368 6316,
Both Resident of Ghar No. 430/B, Garudkhamb Road, Bhosla Ved Shale Samor, Mahal
Nagpur- 440002.

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 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; <u>HISTORY OF KH. NO. 2/3</u> THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 2/3 of MOUZA – SONDAPAR, P.S.K. 72 having an area of 1.25 Hectares, Rental Rs. 4.50 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 Fattuji 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 Fattuji 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 Fattuji Dahake and Pioneer Celestial Court with respect to payment of the Sale Consideration. Accordingly Shri. Rajesh Fattuji Dahake had filed
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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. THAT, during the pendency of the said suit, the parties arrived at an amicable settlement and filed a Compromise Application (Exh.15), Joint Compromise Pursis (Exh.17), and a Withdrawal Pursis (Exh.18), duly signed by the respective parties and their advocates, before the Hon'ble Court. The said Hon'ble Court, by its Order dated 07.05.2025 passed below Exh.1 in the said Special Civil Suit No. 170 of 2025, was pleased to dispose of the said suit as compromised in terms of the said applications and pursis, which now form part and parcel of the compromise decree. THAT, pursuant to the terms of the said compromise, the plaintiff Rajesh Fattuji Dahake confirmed that he had received the full and final consideration from the Pioneer Celestial Court and had no further claim over the said Property and accordingly unconditionally withdraw the said suit. Thus there is no pending litigation or disputes relating to said property and the Pioneer Celestial Court has acquired full and absolute Ownership rights in respect of the aforesaid property. THAT, PIONEER CELESTIAL COURT later on in his turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 2/3 of MOUZA – SONDAPAR, P.S.K. 72 having an area of 1.25 Hectares, Rental Rs. 4.50 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, in favour of M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove, by a Sale Deed dated 06-06-2025, which is duly registered in the office of Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4709 on even date. As a result therefore the Vendor has now become full and absolute owner of the said Khasra/ Survey/Gut No. 2/3 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records. <u>HISTORY OF KH. 2/4</u> THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 2/4 of MOUZA – SONDAPAR, P.S.K. 72 having an area of 1.25 Hectares, Rental Rs. 4.50 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 121 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. Pramod Fattuji 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. Pramod Fattuji 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
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Sr. No. 4051 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. 872 Dated 21-06-2024.

THAT, during the course of time dispute arose in between the aforesaid erstwhile Owner - Shri. Pramod Fattuji Dahake and Pioneer Celestial Court with respect to payment of the Sale Consideration. Accordingly Shri. Pramod Fattuji Dahake had filed Special Civil Suit No. 171 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.

THAT, during the pendency of the said suit, the parties arrived at an amicable settlement and filed a Compromise Application (Exh.15), Joint Compromise Pursis (Exh.17), and a Withdrawal Pursis (Exh.18), duly signed by the respective parties and their advocates, before the Hon'ble Court. The said Hon'ble Court, by its Order dated 07.05.2025 passed below Exh.1 in the said Special Civil Suit No. 171 of 2025, was pleased to dispose of the said suit as compromised in terms of the said applications and pursis, which now form part and parcel of the compromise decree.

THAT, pursuant to the terms of the said compromise, the plaintiff Pramod Fattuji Dahake confirmed that he had received the full and final consideration from the Pioneer Celestial, no further claim over the said Property and accordingly unconditionally withdraw the said suit. Thus there is no pending litigation or disputes relating to said property and the Vendor has acquired full and absolute Ownership rights in respect of the aforesaid property.

THAT, PIONEER CELESTIAL COURT later on in his turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 2/4 of MOUZA – SONDAPAR, P.S.K. 72 having an area of 1.25 Hectares, Rental Rs. 4.50 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 121 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, in favour of **M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove**, by a Sale Deed dated 06-06-2025, which is duly registered in the office of Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4710 on even date. As a result therefore the Vendor has now become full and absolute owner of the said Khasra/ Survey/Gut No. 2/4 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

HISTORY OF KH. NO. 49/A & 49/B

THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 7/4, 49/1, 19/1, 30/1, 19/2 and 30/2 of MOUZA – SONDAPAR, P.S.K. 72 held in Occupancy Class-1 Rights, 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. Gopala Ghulba Ashtankar, being his separate property. THAT, during the course of time Resurvey of aforesaid Mouza – Sondapar was held and the said lands are now indentified as survey Nos. 20, 49/A, 49/B, 56/A, 56/B and 57/1. THAT, the aforesaid Shri. Gopala Ghulba Ashtankar left for heavenly abode on 22-06-1991 (his daughter Smt. Jija alias Meena Vasanta Koparkar having predeceased him on 05-05-1976) leaving behind him, his widow Smt. Sayabai Gopal Ashtankar, 5 sons namely Shri. Natthu Gopal Ashtankar, Shri. Mahadev Gopal Ashtankar, Shri. Shriram Gopal Ashtankar, Shri. Rangrao Gopal Ashtankar and Shri. Arun Gopal Ashtankar, only daughter Mrs. Sindhu Dnyaneshwar Charade and 2 granddaughters namely Mrs. Mangala Kisanji Wandile and Mrs. Kunda Jiwanrao Aglawe, as his only legal heirs, who inherited the said entire property by way of intestate succession and same is accordingly mutated in their joint names in Revenue Records. THAT, the aforesaid Smt. Sayabai Gopala Ashtankar left for heavenly abode on 13-06-2004 leaving behind her 5 sons namely Shri. Natthu Gopal Ashtankar, Shri. Mahadev Gopal Ashtankar, Shri. Shriram Gopal Ashtankar, Shri. Rangrao Gopal Ashtankar and Shri. Arun Gopal Ashtankar, only daughter Mrs. Sindhu Dnyaneshwar Charade and 2 grand-daughters namely Mrs. Mangala Kisanji Wandile and Mrs. Kunda Jiwanrao Aglawe, as her only legal heirs, who inherited her share in the said entire property by way of intestate succession. THAT, the aforesaid Shri. Natthu Gopala Ashtankar left for heavenly abode on 24-12-2011 (he was issueless) leaving behind him, his widow Smt. Suman Natthu Ashtankar, as his only legal heir, who inherited his share in the said entire property by way of intestate succession. THAT, the aforesaid Shri. Mahadev Gopal Ashtankar, Shri. Shriram Gopal Ashtankar, Shri. Rangrao Gopal Ashtankar, Shri. Arun Gopal Ashtankar, Mrs. Sindhu Dnyaneshwar Charade, Mrs. Mangala Kisanji Wandile and Mrs. Kunda Jiwanrao Aglawe and Smt. Suman Natthu Ashtankar later on jointly the aforesaid entire property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 49/A and 49/B of MOUZA – SONDAPAR, P.S.K. 72 having an area of 2.80 Hectares and 1.23 Hectares respectively, Rental Rs. 5.40 and Rs. 2.60 Yearly respectively, both held in Occupancy Class-1 Rights, 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 by way of Sale to M/s. Ayodhya Agrorealtor LLP, by a Sale Deed Dated 24-11-2014, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4983 on 02-12-2014.
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THAT, the Nagpur Metropolitan Region Development Authority (NMRDA) was designated as Development Authority for the Nagpur Metropolitan Region and thus the aforesaid property is covered under the Planning Jurisdiction of said Nagpur Metropolitan Region Development Authority (NMRDA). The said Nagpur Metropolitan Region Development Authority (NMRDA) had floated a Scheme of Development of Lands and the aforesaid lands is covered under the 'Sumthana – Kotewada – Sondapar – Jamtha - Parsodi Improvement Scheme'. Accordingly the "Development Control Regulations" are framed for the said 'Sumthana – Kotewada – Sondapar – Jamtha - Parsodi Improvement Scheme in the Nagpur Metropolitan Area. As per sanctioned Improvement Scheme of Nagpur Improvement Trust (METRO), of Sumthana-Kotewada-*Sondapar-Jamtha-Parsodi Improvement Scheme dated 27.02.2015 the said land beared New Final Plot No. 252.

THAT, the aforesaid M/s. Ayodhya Agreorealtor LLP later on transferred ALL THAT Piece and parcel of land having an area of 1.40 Hectares out of Khasra Nos. 49/A of MOUZA – SONDAPAR, P.S.K. 72 having a total area of 2.80 Hectares, Rental Rs. 5.40 Yearly, held in Occupancy Class-1 Rights, , 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 by way of Sale to M/s. Green Space Infraventures, a Partnership Firm, by a Sale Deed Dated 11-04-2016, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1610 on even date.

THAT, in the like manner the aforesaid M/s. Ayodhya Agreorealtor LLP later on transferred the remaining portion of land having an area of 1.40 Hectares out of Khasra Nos. 49/A of MOUZA – SONDAPAR, P.S.K. 72 having a total area of 2.80 Hectares, Rental Rs. 5.40 Yearly, held in Occupancy Class-1 Rights, , 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 by way of Sale to M/s. Green Space Infraventures, a Partnership Firm, by a Sale Deed Dated 11-04-2016, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1611 on even date.

THAT, the aforesaid M/s. Ayodhya Agreorealtor LLP later on transferred the entire property comprising ALL THAT Piece and parcel of land bearing Khasra No. 49/B of MOUZA – SONDAPAR, P.S.K. 72 having a total area of 1.23 Hectares, Rental Rs. 2.60 Yearly, held in Occupancy Class-1 Rights, , 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 by way of Sale to M/s. Green Space Infraventures, a Partnership Firm, by a Sale Deed Dated 11-04-2016, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1612 on even date.

THAT, the aforesaid M/s. Green Space Infraventures later on transferred the aforesaid entire property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 49/A and 49/B of MOUZA – SONDAPAR, P.S.K. 72 having an area of 2.80 Hectares and 1.23 Hectares respectively, Rental Rs. 5.40 and Rs. 2.60 Yearly respectively, both held in Occupancy Class-1 Rights, Khate No. 106 and 477 respectively, 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 by way of Sale to M/s. Ayodhya Agrorealtor LLP (Now identified as Jeshteshwar Agrorealtor LLP), by a Sale Deed Dated 14-09-2016, which is duly Registered at the office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3915 on even date.

THAT, M/s. Ayodhya Agrorealtor LLP, who is owner of lands bearing Khasra Nos. 49/A and 49/B of MOUZA – SONDAPAR, has changed it's name as "**JESHTHESHWAR AGROREALTOR LLP**" and a Certificate of Incorporation pursuant to Change of Name is also issued by Assistant Registrar of Companies on 28th November, 2019.

THAT, the aforesaid 'Sumthana – Kotewada – Sondapar – Jamtha – Parsodi Improvement Scheme' sanctioned by the Nagpur Improvement Trust (Metro) on 27 February 2015, resulting in the creation of New Final Plot No. 252, has subsequently been *cancelled* by the Government of Maharashtra. The State Government, exercising its powers under the Maharashtra Regional and Town Planning Act, issued an official notification rescinding the Improvement Scheme and withdrawing all associated Development Control Regulations. This cancellation is evidenced by the Government Notification dated 05-09-2023, published in the Government of Maharashtra Gazette, Urban Development Department, Mantralaya, Mumbai Notification No. TPS-2422/1869/CR-27/2-23/UD-9 thereby nullifying the Scheme and any previous development directions under the same.

THAT, the **JESHTHESHWAR AGROREALTOR LLP** has given the said property on Leave and License basis to one M/s. Apex Herbal Private Limited, vide an Agricultural Land License Agreement dated 15th April, 2023 on Stamp Paper of Rs. 100/-. The said Agreement was impounded under Section 33 of the Maharashtra Stamp Act, 1958 vide Evasion Case No. 85/2025 and the deficit Stamp Duty of Rs. 11,55,800/- and Penalty of Rs. 9,24,640/- was recovered thereon vide Challan No. MH007256019202526M & MH007256382202526M dated 18-08-2025 by Collector of Stamps, Nagpur. Accordingly, the said instrument is certified as duly stamped by Collector of Stamps, Nagpur under Section 41 of The Maharashtra Stamp Act, 1958 by its Order/Certificate dated 21-08-2025.

THAT, **JESHTHESHWAR AGROREALTOR LLP** later on transferred the said property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 49/A and 49/B of MOUZA – SONDAPAR, P.S.K. 72 having an area of 2.80 Hectares and 1.23 Hectares respectively, Rental Rs. 5.40 and Rs. 2.60 Yearly

	respectively, both held in Occupancy Class-1 Rights, Khate No. 1018, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sumthana, within the limits of Gram Panchayat - Kotewada, in Tahsil – Hingna and District – NAGPUR, in favour of M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove, by a Sale Deed dated 04-09-2025, which is duly registered in the office of Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7399 on even date. As a result therefore the Vendor has now become full and absolute owner of the said Khasra/ Survey/Gut Nos. 49/A & 49/B with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records. As a result therefore the said M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove has now become an exclusive, absolute and full owner of the aforesaid property comprising ALL THAT Piece and Parcel 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 with heritable and transferable rights therein. THAT, the aforesaid M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove lateron applied to the Deputy Superintendent Land Records, Hingna for Amalgamation of Kh. Nos. 2/3, 2/4, 49/A & 49/B of MOUZA-SONDAPAR into single Khasra. THAT, in pursuant to the application made by aforesaid M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove, the Deputy Superintendent Land Records, Hingna lateron Amalgameted the said Kh. Nos. 2/3, 2/4, 49/A & 49/B of MOUZA- SONDAPAR by its order No. Hingna/Sondapar/Kh. Nos. 2/3, 2/4, 49/A & 49/B/Amalgamation/Ms. Mahalaxmi/S.R. No. 193/2025 dated 14-11-2025 into single Kh. No. 2/3.
	Lay-out Sanction :
	The aforesaid M/s. MAHALAXMI INFRAVENTURES LLP, the Vendor/Promoter named hereinabove later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as “MAHALAXMI NAGAR-49 AYANA” and the said layout is finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/DPC/AGREE/2050 Dated 07-05-2026. THAT the Nagpur Metropolitan Region Development Authority, Nagpur has Final sanctioned the residential Layout carved on the aforesaid land of New Amalgamated Khasra/Survey/Gut No. 2/3, (Old Khasra/Survey/Gut Nos. 2/3, 2/4, 49/A and 49/B of MOUZA– SONDAPAR. Consisting of various residential plots vide Letter bearing Approval No. E.E./NMRDA/615, Dated 21-05-2026.

❧ MAHALAXMI NAGAR - 49 ❧

	The Nagpur Metropolitan Region Development Authority, Nagpur has issued a Release Letter for plots out of the aforesaid layout bearing No. E.E./NMRDA/DPC/R.L/2036 Dated 08-05-2026.
(2)	Real Estate Project Name:
	The said Real Estate Project is purely a Plotted Development and shall be known and styled as “ MAHALAXMI NAGAR-49 AYANA ” (Hereinafter referred to as the “Project”)
	Address :
	Amalgamated Khasra / Survey No. 2/3 of MOUZA – SONDAPAR, Patwari Saza No. 72, in Tahsil - Hingna and District NAGPUR.
	Architect :
	The Vendor/Promoter has appointed Architect Shri. Pawan Raviprasad Gupta , having its office at Plot No. A-23, 24 Manav Sewa Nagar, Seminary Hills, Nagpur.
	Existing Permissible Built-up Area (F.S.I area) for Plots :
	FSI as per Layout Plan Sanction by N.M.R.D.A.
(3)	Compliance of Real Estate (Regulation & Development) Act, 2016 :
	The Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. “ MAHALAXMI NAGAR-49 AYANA ” is duly register with the said Authority vide Registration No. PP1190002600062 .
	Phasing of the Project :
	This Project is developed in a Single Phase.
	Inspection of all documents by Allottee/Purchaser :
	On demand from the Allottee/Purchaser, the Vendor/Promoter has given inspection to the Allottee/Purchaser of all documents of title relating to the project land and plans, designs & specification prepared by the project Architect and all other such documents as specified under The Real Estate (Regulation & Development) Act and Rules & Regulations made there under.
	Disclosure regarding litigation :
	The Vendor/Promoter hereby declares that there are no civil / criminal case is pending with respect to the said land.
	Disclosure regarding reservation in said land :
	The Vendor/Promoter hereby declares that based on the sanctioned Lay-out Plan obtained from local authority, Internal Road 15130.260 Sq. Mtrs.; Open Space 6137.256 Sq. Mtrs. is to be handed over to the local authority. Apart from this, the Vendor/Promoter declare that there is no reservation or acquisition on any part of the said land.
	Disclosure regarding legal entity for Plot Owners :
	The Vendor/Promoter hereby declares that the independent Plots are to be sold on Ownership basis by executing the Sale Deed and therefore the buyers of such Plots will become absolute Owner of such Plots with heritable and transferable rights therein. Thus a separate legal entity (co-operative society) of Plot Owners will be formed, which will be responsible for maintenance of the said Lay-out Project.

(4)	Interest shown by the Allottee/Purchaser :
	Allottee/Purchaser was in search of residential Plot in vicinity of Village – Sondapar and that is when she/he came to know through Real Estate Agent Mr. Vinod Bhiwaji Patil having Maha RERA Certificate No. A50500041596 about the said project of the Vendor/Promoter. The Vendor/Promoter has disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the Allottee/Purchaser and thereafter the Allottee/Purchaser has conveyed his readiness and willingness to purchase the Plot No. 171 out of the project known as “ MAHALAXMI NAGAR-49 AYANA ” which is more particularly described in the 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 all applicable laws, entered into Agreement of Sell upon the terms and conditions stated therein.
	<u>NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :</u>
(1)	THAT in pursuance of the agreement and in consideration of a total Consideration of Rs. 56,00,000/- (Rupees Fifty Six Lakh 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. 171 out of the sanctioned layout containing by admeasurement 128.115 Square Meters. (OR 1379.03 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)	<u>MANNER OF PAYMENT :-</u>
	Rs. 51,000=00 (Rupees Fifty One Thousand) Only paid by the Purchaser to the Vendor by Net Banking UPI No. 612519005764 Dated 05-05-2026, the receipt whereof is hereby acknowledged by the Vendor. Rs. 4,53,000=00 (Rupees Four Lakh Fifty Three Thousand) Only paid by the Purchaser to the Vendor by RTGS Vide UTR No.

	CNRBR52026082895169072 Dated 28-08-2026, the receipt whereof is hereby acknowledged by the Vendor. Rs. 56,000 =00 (Rupees Fifty Six Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department. Rs. 50,40,000=00 (Rupees Fifty Lakh Forty Thousand Only) paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. _____, dated _____, 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. 56,00,000=00 (TOTAL RUPEES FIFTY SIX LAKH 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.

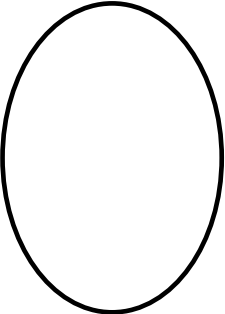
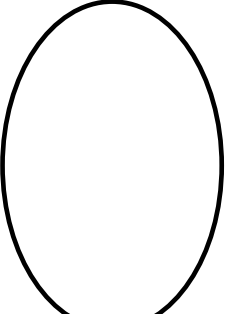
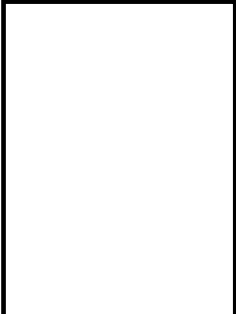
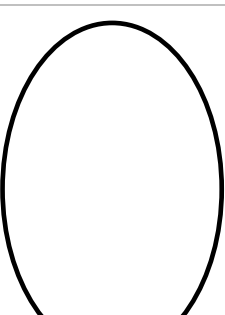
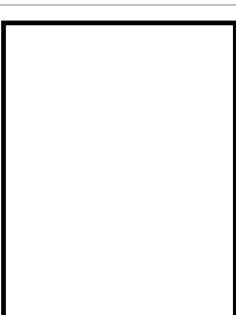
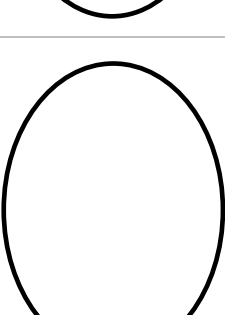
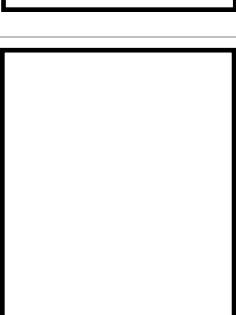
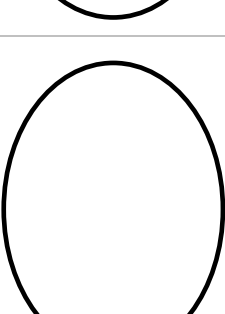
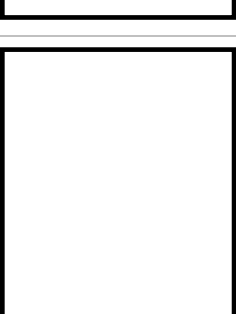
	vi) THAT , the Vendor has paid NA, Grampanchayat Taxes, rents etc. upto this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendor undertakes to pay the same to the respective authorities and keep the Purchaser(s) indemnified.
	vii) THAT , the possession of the above said Plot transferred hereunder is handed over today to the Purchaser(s), who will hold and enjoy the same hereinafter with heritable and transferable rights.
	viii) THAT , the Purchaser(s), shall from the date hereof always pay regularly the Non Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.
	ix) THAT , the Purchaser(s), shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Region Development Authority, Nagpur.
	x) THAT the Purchaser(s) is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Town Planning Department and other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon their successors-in-title. Similarly, the Purchaser(s) has/have agreed to pay the proportionate charges and expenses required therefore as and when demanded by the Vendors/Promoters.
	xi) THAT the Vendors/Promoters will support any application made by the Purchaser(s) for mutation of his/her/their name(s) in the Govt. and Local Body Records.
	xii) THAT the Vendors/Promoters will at the cost of the person requiring the same executes and do every such assurance or things necessary for further and more perfectly assuring the said property to the Purchaser(s) as may reasonably be required.
	xiii) THAT it is clearly agreed and understood by the Purchaser that it shall be her/his sole liability and responsibility to pay the charges in respect of said Plot of land hereby sold to her/him to the concern department within time period as and when the same are demanded by it any time in future in accordance with the provisions of the Nagpur Metropolitan Regional Development Authority Act 1936 of Maharashtra Regional and Town Planning Act 1966.
	xiv) THAT it is specifically agreed and understood between the Parties hereto that they shall abide by all the terms and conditions stipulated in the Agreement executed between the Vendors/Promoters and the Nagpur Metropolitan Region Development Authority, Nagpur.

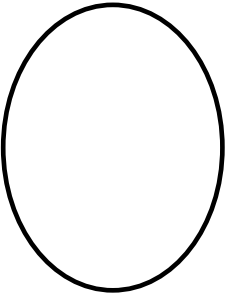
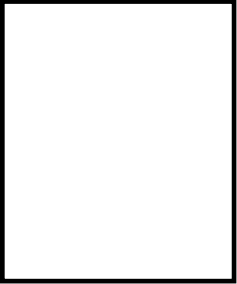
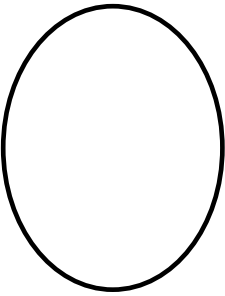
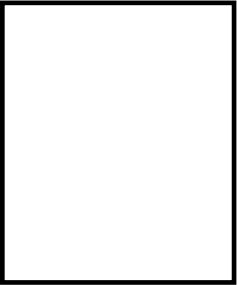
	The Allottee/Purchaser shall permit the Vendors/Promoters and their surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land/Lay-out or any part thereof to view, examine and/or execute any changes as may require as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.
	The Allottee/Purchaser assures that after possession of the said Plot he/she shall not cause any hindrance/obstruction/objection to the movement of men and machinery required for the future works.
	In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra Stamp Act, 1958 are paid by the Allottee/Purchaser.
	That, it is specifically agreed and understood by the allottee/purchaser that in case, if in future the planning authority or any other Competent Authority raised any demand towards additional development/sanction of the said Layout, then all such charges shall be borne and paid by the Allottee/Purchaser alone. Under no circumstances the Vendors/Promoters will be liable for the same.
	SCHEDULE – A (SAID LAND)
	ALL THAT Piece and Parcel of land bearing New Amalgamated Khasra/Survey/Gut No. 2/3, (Old Khasra/Survey/Gut Nos. 2/3, 2/4, 49/A and 49/B of MOUZA–SONDAPAR, having an area of 1.25 Hectares, 1.25 Hectares, 2.80 Hectares and 1.23 Hectares respectively, thus totaling 6.53 Hectares, Land Revenue Rs. 4.50, Rs. 4.50, Rs. 5.40 and Rs. 2.60 Yearly respectively, P. H. No. 72, All held in Occupancy Class-1 Rights, 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, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil–Hingna and District–Nagpur and the said Land is bounded as under – <u>BOUNDARIES OF KHASRA/SURVEY/GUT NO. 2/3</u> ON THE EAST - BY SURVEY/KHASRA/GUT NOS. 49/B AND 49/A, 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. <u>BOUNDARIES OF KHASRA/SURVEY/GUT NO. 2/4</u> ON THE EAST - BY SURVEY/KHASRA/GUT NOS. 49/B AND 49/A,

	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. 171 containing by admeasurement 128.115 Square Meters. (OR 1379.03 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. 172. ON THE WEST - BY PLOT NO. 170, ON THE NORTH - BY 12.00 MTRS WIDE ROAD, ON THE SOUTH - BY KH. NO. 48,

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. 171.

SL.	FINGER PRINT	PASSPORT SIZE	SIGNATURE & FULL NAME
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NO.	(LEFT THUMB)	PHOTOGRAPH	
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			1) (MRS. ISHA NILESH KAWRE) <u>ALLOTTEE/PURCHASER</u>
05			2) (NILESH SURENDRA KAWRE) <u>ALLOTTEE/PURCHASER</u>
<u>WITNESSES :-</u>			

I			_____ WITNEESS NO. 1
II			_____ WITNEESS NO. 2