



पावती क्र.: 21213 दिनांक: 22/09/2026

गावाचे नाव: खरसोती
दस्तावेजाचा अनुक्रमांक: नगन7-17868-2026
दस्तावेजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: आशिष अनिल कडवे

नोंदणी फी
दस्त हाताळणी फी
पुष्पांची संख्या: 98
रु. 30000.00
रु. 3920.00

एकूण: रु. 33920.00

आपणास मूळ दस्त ,शेवनेल प्रिंट,सूची-२ अन्वये
2:10 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1074114.1/-
मोबदला रु. 5145600/-
शरलेले मुद्रांक शुल्क : रु. 257300/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 3920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926221309843 दिनांक: 22/09/2026
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010605335202627E दिनांक: 22/09/2026
बँकेचे नाव व पत्ता:

DELIVERED

महं. द. ति. नागपूर 7
सहस्रमुखस निवास
नागपूर जं. ७,

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e Hundred Rupee

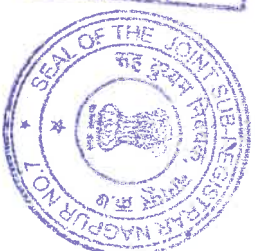
06045344

it Verified with RBI

Name of Branch	Signature	UDBI BANK
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. : XXXXXX5244
सादर चालन केवल दुय्यत निबंधक कार्यालयात नोंदणी केल्यावाय्या दस्तांसाठी लागू आहे. नोंदणी न केल्यावाय्या दस्तांसाठी सादर चालन लागू नाही.

नगन-७
१६८६८/२०२६
१/९८



LOK8-0021

SALE DEED

FOR RS. 51,45,600/- ONLY

**(RUPEES FIFTY-ONE LAKH FORTY-FIVE THOUSAND
SIX HUNDRED ONLY)**

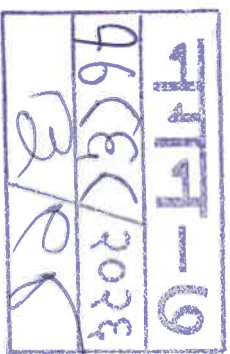
VALUATION AS PER ANNUAL STATEMENT OF RATES

(ASR) RS. 10,75,000.00 ONLY

THIS SALE DEED is made and executed at Nagpur on this 22 day of
SEPTEMBER, 2026, BY AND BETWEEN:

LOK8 INFRA PRIVATE LIMITED (CIN U45100MH2007PTC174078), a Company incorporated under the provisions of Companies Act, 1956/2013, having its Registered Office at 126, Mittal Tower, 'B' Wing, 12th Floor, Nariman Point, Mumbai - 400021, Permanent Account Number AACCG9702A, and acting through its Authorised Signatory Mr. Akhilesh Manoj Bawankule, Aged about 25 Years, Occupation - Service, (AADHAR UID 6480 9539 9976), Resident of Near Dr. Gawai Hospital, Plot no. 73, Kukde Layout, Rameshwari Road, Parvati Nagar, Nagpur - 440027, hereinafter referred to as the "Vendor/Developer" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its directors, successors and assigns) of the ONE PART;

AND



MR. ASHISH ANIL KADWE, Aged: 37 Years, Occupation: Service, Permanent Account Number CMDPK8386E, Aadhar Card No. 7622 5532 3110, E-mail ID: ashishkadwe08@gmail.com, Mobile No. 9665885244, Residing at Plot No. 34, Besa Ghogali Road, Behind Vasudeo Celebration, Shiv Thirth Nagar, Nagpur, Maharashtra-440034, hereinafter known and referred to as the "Purchaser/s" which expression shall unless repugnant to the context and meaning thereof, always mean and include the said "Purchaser/s", as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the OTHER PART.

The Vendor/Developer and the Allottee(s)/Purchaser(s) are hereinafter collectively referred to as "Parties" and individually as "Party."

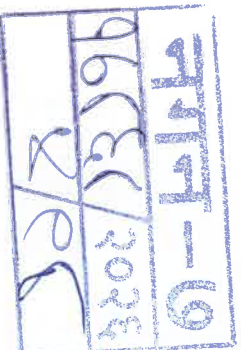
WHEREAS:

A. Lok8 Infra Private Limited through its Authorized Director Mr. Ashish Ashok Jain (therein referred to as 'Vendor/Developer') is the owner of and absolutely seized and possessed of or otherwise well and sufficiently entitled to the contiguous block of lands, bearing Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated Khasra No. 88 (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of Mouza Kharsoli, P.H. No. 40A, Tah. Nagpur (Rural), Dist. Nagpur more particularly described in the Schedule I hereunder written.

B. The said land is covered under the jurisdiction of Nagpur Metropolitan Region Development Authority and as per the sanctioned Development Plan, a 24 Mtr. wide DP Road is passing through the same.

C. Vide multiple sale deeds registered with Sub Registrar, Nagpur, the Vendor/Developer herein purchased the land bearing Khasra No. 88 (Old Khasra No. 88, Mouza Wela Harishchandra and new amalgamated Khasra No. 88 (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of Mouza Kharsoli, P.H. No. 40A in Tah. Nagpur (Rural), Dist. Nagpur. After exclusion of the said 24 Mtrs. wide DP Road, the available land for implementation of the aforesaid Project is 4,76,081.662 Sq. Mtrs. (Project Land).

D. Accordingly, the Vendor/Developer became the lawful owner and is thus seized and possessed of and otherwise well and sufficiently entitled to the said Land as owner thereof.



be paid, the Vendor/Developer undertakes to pay the same and keep the Purchaser/s always indemnified against such payments.

(13) THAT the Vendor/Developer has this day delivered the actual physical possession of the property hereby sold to the Purchaser/s in vacant condition at the time of execution of this Sale Deed and the Purchaser/s has/have taken over the same.

(14) THAT the Vendor/Developer will support any application made by the Purchaser/s for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser/s for obtaining the mutation in respect thereof in favour of the Purchaser/s in all relevant records.

(15) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

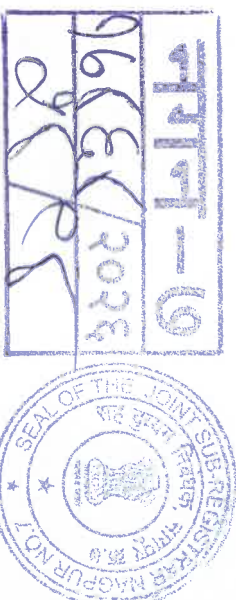
(16) THAT the Vendor/Developer has delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the Purchaser/s at the time of execution of this Sale Deed.

(17) THAT in case the Purchaser/s is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor/Developer or any encumbrance or charge on the same to which this sale is not subject, the Vendor/Developer will indemnify the Purchaser/s in all respects.

(18) THAT the Vendor/Developer covenants with the Purchaser/s that the property hereby sold is not under any acquisition requisition of any scheme of the Government not any notices have been received nor any court cases are pending in any civil / Revenue Courts.

(19) The Purchaser/s covenants that he/she/they fully satisfied himself/herself/themselves regarding correctness of the dimensions of the plot and agrees to enjoy all facilities commonly with other Purchaser/s of the plots in the said layout.

(20) The Purchaser/s after taking over the possession of the said plot shall use the said Plot or any part thereof or permit the same to be used only for Residential / legal Purposes.



SCHEDULE - "A"SCHEDULE IDESCRIPTION OF THE PROJECT LAND

All that piece and parcel of land bearing **Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra**, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated **Khasra No. 88** (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of **Mouza Kharsoli**, P.H. No. 40/A, Tah. Nagpur (Rural), Dist. Nagpur having total area of 4,76,081.662 Sq. Mtrs. (excluding the 24 Mtrs. Wide DP Road), all lying, being and situate at Village Wela Harishchandra & Kharsoli, Taluka Nagpur Gramin, District Nagpur and within the limits of Nagpur Metropolitan Region Development Authority (NMRDA) and same is bounded as under:

ON THE EAST	:	BY MOUZA KHARSOLI KHASRA NO. 93, 62, 64, & 99,
ON THE WEST	:	BY ROAD & NALA,
ON THE NORTH	:	BY MOUZA WELA HARISHCHNADRA KHASRA NO. 80, 83, 84 & RIVER
ON THE SOUTH	:	BY MOUZA KHARSOLI KHASRA NO. 149 & 87

SCHEDULE IIDESCRIPTION OF THE PLOT

ALL THAT Piece and Parcel of land bearing **Plot No. S3-448** containing by admeasurements **149.39 Square Meters** (i.e. **1608 Square Feet**), out of the sanctioned layout carved on the land described in **Schedule - I** particularly out of **Amalgamated Kh. No. 88** of **Mouza-Kharsoli** and known and styled as **"BROOKSIDE"**, and the said Plot is bounded as under -

ON THE EAST	:	BY S3-12 M WIDE ROAD,
ON THE WEST	:	BY PLOT NO. S2-443,
ON THE NORTH	:	BY PLOT NO. S3-447,
ON THE SOUTH	:	BY PLOT NO. S3-449.



IN WITNESSES WHEREOF THE VENDOR/PROPMOTOR AND THE Purchaser/s hereto have signed this SALE DEED at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

Photograph	Left Thumb Impression	Name and Signature
		FOR LOK8 INFRA PRIVATE LIMITED Through its Authorized Signatory  (MR. AKHILESH MANOJ BAWANKULE) (VENDOR/DEVELOPER)
		 MR. ASHISH ANIL KADWE (ALLOTTEE/PURCHASER)
Witnesses:		
		 Rohit. R. Desai
		 Hemikant Chandekar

नमून-७
१६६६/२०२६
३१/०८



SCHEDULE - "B"
MANNER OF PAYMENT

Amount Rs.	CH. No. / UTR No.	Date	Bank
Rs. 51,000/-	UTR No. 645525848818	30-03-2026	AXIS BANK
Rs. 4,50,000/-	326194	15-04-2026	SBI BANK
Rs. 51,456/-	TDS Challan - 00575	20-09-2026	TDS Challan
Rs. 40,00,000/-	(Rupees Forty lakh Only) paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 308882, dated 09-09-2026, 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. 5,93,144/-	(Rupees Five Lakh Ninety Three Thousand One Hundred Forty Four Only) paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 308881, dated 09-09-2026, 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. 51,45,600/-	(RUPEES FIFTY ONE LAKH FORTY FIVE THOUSAND SIX HUNDRED ONLY)		

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 3633/2026
 22/09

