



CHALLAN  
MTR Form Number-6



|                                          |  |                                     |  |                                            |  |                                           |  |
|------------------------------------------|--|-------------------------------------|--|--------------------------------------------|--|-------------------------------------------|--|
| MH010675761202627M                       |  | BARCODE                             |  | Date 23/09/2026-11:00:35                   |  | Form ID 25.1                              |  |
| Inspector General Of Registration        |  | Payer Details                       |  |                                            |  |                                           |  |
| Stamp Duty and Registration Fee together |  | TAX ID / TAN (If Any)               |  |                                            |  |                                           |  |
| Payment Registration Fee                 |  | PAN No.(If Applicable)              |  |                                            |  |                                           |  |
| Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR   |  | Full Name                           |  | ANIL VISHWANATH CHANDEWAR AND OTHER        |  |                                           |  |
| NAGPUR                                   |  |                                     |  |                                            |  |                                           |  |
| 2026-2027 One Time                       |  | Flat/Block No.                      |  | PLOT NO. 224                               |  |                                           |  |
| Account Head Details                     |  | Premises/Building                   |  |                                            |  |                                           |  |
| Stamp Duty                               |  | Road/Street                         |  | MOUZA - SUMTHANA                           |  |                                           |  |
| Registration Fee                         |  | Areal Locality                      |  | NAGPUR                                     |  |                                           |  |
|                                          |  | Town/City/District                  |  |                                            |  |                                           |  |
|                                          |  | PIN                                 |  | 440032                                     |  |                                           |  |
|                                          |  | Remarks (If Any)                    |  |                                            |  |                                           |  |
|                                          |  | SecondPartyName=MAHALAXMI INFRACON- |  |                                            |  |                                           |  |
|                                          |  | Amount In                           |  | Two Lakh Twenty Eight Thousand Rupees Only |  |                                           |  |
|                                          |  | Words                               |  |                                            |  |                                           |  |
| IDBI BANK                                |  | FOR USE IN RECEIVING BANK           |  |                                            |  |                                           |  |
| Cheque-DD Details                        |  | Bank CIN                            |  | Ref. No.                                   |  | 69103332026092311247 778337035            |  |
| Cheque/DD No.                            |  | Bank Date                           |  | RBI Date                                   |  | 23/09/2026-12:31:29 Not Verified with RBI |  |
| Name of Bank                             |  | Bank-Branch                         |  | IDBI BANK                                  |  |                                           |  |
| Name of Branch                           |  | Scroll No. , Date                   |  | Not Verified with Scroll                   |  |                                           |  |

Department ID : XXXXXXXX5695  
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलान केवल दस्तावेज का रजिस्ट्रार कार्यालय में ही मान्य होगा। अनियमित दस्तावेज के लिए यह चलान लागू नहीं है।

900682/2026  
9/85



**SALE DEED FOR RS. 33,00,000.00 ONLY**  
**(RUPEES THIRTY THREE LAKH ONLY)**

**VALUATION AS PER ANNUAL STATEMENT OF RATES**  
**(ASR) RS. 6,69,000.00 ONLY**

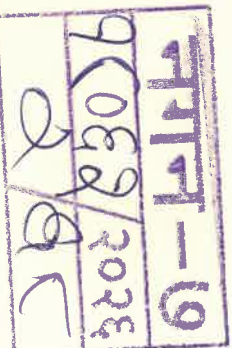
THIS DEED OF SALE is made and executed at **NAGPUR** on 24<sup>th</sup> Day of  
**SEPTEMBER 2026**, BETWEEN:

**M/s. MAHALAXMI INFRACON** (Income Tax Permanent Account No. **ABPFM2930H**) a Registered Partnership Firm, having its Registered Office at N-103-104, Laxnivihar Apartments, Beside Hotel Airport Center Point, Wardha road, Somalwada, Nagpur-440025 acting through Partners (1) **SHRI. ANISH S/O BHAWARILAL CHHAUED**, Aged about 59 Years, Occupation-Business, Aadhar Unique Identity No. 2035 9697 9517, Mobile No. 9370970007, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-Nagpur **AND (2) SHRI. RAHUL S/O 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, hereinafter called the "**VENDOR/PROMOTER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM and its PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

**AND**

- 1) MR. ANIL VISHWANATH CHANDEWAR**,  
Aged about 61 Years, Occupation- Service,  
Income Tax Permanent Account No. AAVPC4693G, Mobile No. 9422165147  
Aadhar Unique Identity No. 7626 4486 6619,  
**2) MRS. VARSHA ANIL CHANDEWAR**,  
Aged about 53 Years, Occupation- Service,  
Income Tax Permanent Account No. ALPPC5492G, Mobile No. 9422960127  
Aadhar Unique Identity No. 8017 1321 4413,  
Resident of. 92, Varshanil Agrawal Layout, Waghapur Road, Yavatmal - 445001.

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**.



|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | The Nagpur Metropolitan Region Development Authority, Nagpur has issued a Release Letter for plots out of the aforesaid layout bearing No. A.E./ (West)/NMRDA/2567, Dated 03-07-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (2) | <b>Real Estate Project Name:</b><br>The said Real Estate Project is purely a Plotted Development and shall be known and styled as <b>"MAHALAXMI NAGAR-45, SECTOR-2"</b> (Hereinafter referred to as the "Project")<br><b>Address:</b><br>Khasra/Survey/Gut Nos. 37/2/A, 37/3 and 59/1 of MOUZA-SUMTHANA, Patwari Saza No. 72 in Tahsil-Hingna and District-Nagpur.<br><b>Architect:</b><br>The Vendor/Promoter has appointed Architect <b>Shri. Pawan Raviprasad Gupta</b> , having its office at Plot No. A-23, 24 Manav Sewa Nagar, Seminary Hills, Nagpur.<br><b>Existing Permissible Built-up Area (F.S.I area) for Plots:</b><br>FSI as per Layout Plan Sanction by Nagpur Metropolitan Region Development Authority, Nagpur.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (3) | <b>Compliance of Real Estate (Regulation and Development) Act, 2016:</b><br>The Real Estate (Regulation and Development) Act, 2016 has come into force since 01/05/2017. <b>"MAHALAXMI NAGAR-45, SECTOR-2"</b> is duly register with the said Authority vide Registration No. <b>PP1190002501287</b> , Dated 20-10-2025.<br><b>Phasing of the Project:</b><br>This Project is developed in a Single Phase.<br><b>Inspection of all documents by Allottee/Purchaser:</b><br>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 and specification prepared by the project Architect and all other such documents as specified under The Real Estate (Regulation and Development) Act and Rules and Regulations made there under.<br><b>Disclosure regarding litigation:</b><br>The Vendor/Promoter hereby declares that there are no civil/criminal case is pending with respect to the said land.<br><b>Disclosure regarding reservation in said land:</b><br>The Vendor/Promoter hereby declares that based on the sanctioned Layout Plan obtained from local authority, Internal Road 15081.33 Sq. Mtrs.; Open Space 6533.133 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.<br><b>Disclosure regarding legal entity for Plot Owners:</b><br>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-op) will be formed, which will be responsible for the Project.

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

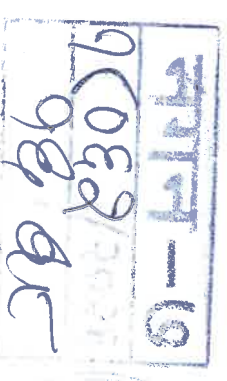
Allottee/Purchaser was in search of residential Plot and that is when she/he came to know through Mr. Ganeshrao Ingle having Maha RERA Certificate. Yoganand Amrut Bopche having Maha RERA Certificate. Shubham Buddheshwar Patil having Maha RERA Certificate about the said project of the Vendor/Promoter. The entire information along with all sanctioned documents of the Allottee/Purchaser and thereafter the Allottee/Purchaser and willingness to purchase the Plot No. **"MAHALAXMI NAGAR-45, SECTOR-2"** which is mentioned in the Schedule-B.

**5) Offer and acceptance:**

The Parties relying on the confirmation's representation to faithfully abide by mutually agreed all the terms and conditions and all applicable laws, entered into Agreement and conditions stated therein.

**NOW THEREFORE THIS DEED OF SALE**

THAT in pursuance of the agreement and in consideration of the sum of **Rs. Three Lakh Only** paid by the Vendor/Promoter in the manner appearing hereunder, the Vendor/Promoter does hereby acknowledge and accept that the Allottee/Purchaser is the absolute Owner of the said land, does hereby cede and convey all the property comprising ALL THAT Piece and Part of the land containing by admeasurements **146.00 Sq. Mtrs.** more or less, being a portion of the entire land bearing Khasra No. 59/1 of MOUZA-SUMTHANA, P. S. K. 72, having an area of 1.20 Hectares respectively, Land Revenue Rs. 3.49 Yearly respectively, All held in Occupancy of Trees, Shrubs, Passage, Right of Path, Easementary rights appurtenant and belonging to Sumthana, Nagpur, Within the limits of Gram Panchayat, Tahsil-Hingna and District-Nagpur, hereinafter referred to as the **"PLOT"** more particularly described in Schedule-B, to the Purchaser to hold the same as an absolute owner.



(2) MANNER OF PAYMENT:-

|                         |                                                                                                                                                                                                                                                                                                                                               |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rs. 51,000=00           | (Rupees Fifty One Thousand Only) Paid by the Purchaser to the Vendor/Promoter by Net banking UPI No. 116988490294, Date 10-01-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter).                                                                                                                                      |
| Rs. 2,00,000=00         | (Rupees Two Lakh Only) Paid by the Purchaser to the Vendor/Promoter by RTGS Vide UTR No. ESFBR62026030404027480, Date 04-03-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter)                                                                                                                                         |
| Rs. 4,00,000=00         | (Rupees Four Lakh Only) Paid by the Purchaser to the Vendor/Promoter by RTGS Vide UTR No. ESFBR62026040204150372, Date 02-04-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter)                                                                                                                                        |
| Rs. 1,75,000=00         | (Rupees One Lakh Seventy Five Thousand Only) Paid by the Purchaser to the Vendor/Promoter by NEFT Vide UTR No. HDFCH00954022921 Dated 24-04-2026, (The receipt whereof is hereby acknowledged by the Vendor/Promoter).                                                                                                                        |
| Rs 24,74,000=00         | (Rupees Twenty Four Lakh Seventy Four Thousand Only) paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 308915, dated 22-09-2026, 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. |
| <u>Rs. 33,00,000=00</u> | <u>(TOTAL RUPEES THIRTY THREE LAKH ONLY).</u>                                                                                                                                                                                                                                                                                                 |
| (3)                     | THAT the VENDOR does hereby covenant with the PURCHASER as follows:-                                                                                                                                                                                                                                                                          |
|                         | i) THAT the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that it has 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/Promoter has full authority, right and power to transfer the same to the Purchaser(s) absolutely.                                                                                                                                                                                |

पंजीत-७  
१८०६२/२०२६  
१६/१८



पंजीत-७  
१८०६२/२०२६  
१८/१८

- iii) THAT the Vendor/Promoter has not transferred here under and is not encumbered from transferring the same to the Purchaser(s).
- iv) THAT the Vendor/Promoter has no property hereby sold nor created any whatsoever nature over the property undertakes to clear the same if found liable agrees to indemnify and compensate the costs that the Purchaser(s) might incur.
- v) THAT the area and interest in the property quietly entered into, held and enjoyed by the Purchaser(s) without any interruption and/or any person claiming on behalf of the Vendor/Promoter.
- vi) THAT the Vendor/Promoter has paid up to this date of Sale deed for the said property is noticed and disclosed that there subsisting authorities by the Vendor/Promoter respective authorities and keep the Purchaser(s) informed.
- vii) THAT the Vendor/Promoter shall deliver property hereby sold to the Purchaser(s) agreed between them on receipt/realization of the purchase price from the Vendor/Promoter and the Purchaser shall take possession of the property.
- viii) THAT the Purchaser(s), shall from the date of sale deed, shall be responsible for the Non-Agricultural Assessment and all other taxes/fees/charges on the property.
- ix) THAT the Purchaser(s), shall construct the said plot of land in accordance with the regulations of the Nagpur Metropolitan Corporation.
- x) THAT the Purchaser(s) is/are fully aware of the terms and undertakings as may be imposed by the Local Authority, Town Planning Department and shall always remain binding upon the Purchaser(s) has/have agreed to pay the same as and when demanded.

and Rs. 3.49 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-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur and bounded as under—

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 37/2/A

|              |   |                                      |
|--------------|---|--------------------------------------|
| ON THE EAST  | - | BY SURVEY/KHASRA/GUT NO. 37/3,       |
| ON THE WEST  | - | BY SURVEY/KHASRA/GUT NO. 3,          |
| ON THE NORTH | - | BY SURVEY/KHASRA/GUT NOS. 23 AND 24, |
| ON THE SOUTH | - | BY SURVEY/KHASRA/GUT NOS. 37/1 AND   |

**BOUNDARIES OF KHASRA/SURVEY/GUT NO. 37/3**

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 59,  
ON THE WEST - BY SURVEY/KHASRA/GUT NOS. 37/1 AND

3712,

ON THE NORTH - BY SURVEY/KHASRA/GUT NOS. 24 AND 36,

ON THE SOUTH - BY SURVEY/KHASRA/GUT NOS. 38/2 (Part)

AND 50.

**BOUNDARIES OF KHASRA/SURVEY/GUT NO. 59/1**

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 59/2,

ON THE WEST - BY SURVEY/KHASRA/GUT NO. 37,

ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 35 AND 36,

ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 58.

**SCHEDULE-B  
(SAID PLOT)**

ALL THAT Piece and Parcel of land bearing Plot No. 224 containing by admeasurements **146.00 Sq. Mtrs. (ie. 1571.54 Sq. Foot)** out of the sanctioned layout carved on the land described in **Schedule-A** and known and styled as **"MAHALAXMI NAGAR-45, SECTOR-2"**, and the said Plot is bounded as under –

ON THE EAST  
BY PLOT NO. 223.

ON THE WEST - BY PLOT NO. 225,

ON THE NORTH - BY 12.00 MTR WIDE ROAD,

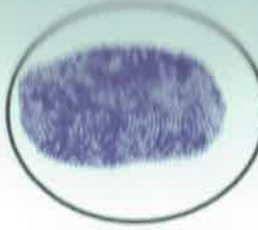
ON THE SOUTH - BY KHASRA NO. 37/1.

9032/203  
LB/60  
9032/203

[illegible]

IN WITNESS WHEREOF the  
 ALLOTTEE/PURCHASER herein above named  
 DEED OF SALE before execution and the sa  
 instructions and the contents whereof are found  
 same, without any coercion, undue influence, t  
 trust of any kind, at MAGPUR in presence of th  
 the day first above written.

Only for Khasra/Survey/Gut Nos. 37/2/A, 37  
THAKALAXMI NAGAR-45, SECTOR-2, PLOT I

| SER. NO. | FINGER PRINT (LEFT THUMB)                                                             | PASSPORT SIZE PHOTOGRAPH                                                              |
|----------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 01       |  |  |
| 02       |  |  |
| 03       |  |  |
| 04       |   |   |

Occupancy Class-1  
of Pathways, Water  
and belonging thereto,  
of Grampanchayat-  
bounded as under -

NO. 37/3,  
NO. 3,  
NOS. 23 AND 24,  
NOS. 37/1 AND

NO. 59,  
NOS. 37/1 AND  
NOS. 24 AND 36,  
NOS. 38/2 (Part)

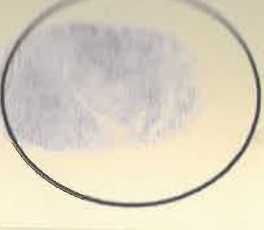
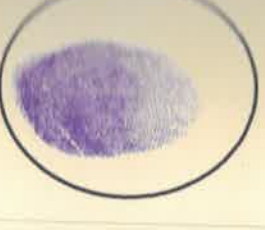
NO. 59/2,  
NO. 37,  
NO. 35 AND 36,  
NO. 58.

224 containing by  
of the sanctioned  
and styled as  
ended as under -

DAD,

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 and 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 Khasra/Survey/Gut Nos. 37/2/A, 37/3 and 59/1 of MOUZA-SUMTHANA, MAHALAXMI NAGAR-45, SECTOR-2", PLOT NO. 224.

| SER. NO. | FINGER PRINT (LEFT THUMB)                                                           | PASSPORT SIZE PHOTOGRAPH                                                            | SIGNATURE AND FULL NAME                                                                 |
|----------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|          |  |  | 1) FOR M/s. MAHALAXMI INFRACON THROUGH<br>(ANISH BHAWARILAL CHHAJED)<br>VENDOR/PROMOTER |
|          |  |  | 2) (RAHUL JAGDISH BONDRE)<br>Partners<br>VENDOR/PROMOTER                                |
|          |  |  | 1) (ANIL VISHWANATH CHANDEWAR)<br>ALLOTTEE/PURCHASER                                    |
|          |   |   | 2) (MRS. VARSHA ANIL CHANDEWAR)<br>ALLOTTEE/PURCHASER                                   |

नाम-9  
9/04/2023  
22/21



