

267/10884
Tuesday, September 22, 2026
2:56 PM

पावती

Original/Duplicate
नोटणी क्र.: 39म
Regn.: 39M



गावाचे नाव: बोरगांव

पावती क्र.: 16198 दिनांक: 22/09/2026

Form ID 25.1

दस्तावेजाचा अनुक्रमांक: नगन-4-10884-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: अनुराग विद्याधर बेरगडे

नोटणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1200.00

पुढांची संख्या: 30

रु. 1300.00

एकूण:

रु. 1300.00

IERGADE

RECEIVED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:18 PM ह्या वेळेस मिळेल.

सह दु. नि. नागपूर 4

बाजार मुल्य: रु. 5064000/-

मोबदला रु. 5100000/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक
नागपूर क्र. 8

1) देवकाचा प्रकार: DHC रकम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926194207555 दिनांक: 22/09/2026

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010483888202627E दिनांक: 22/09/2026

बँकेचे नाव व पत्ता:

नोटणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of
adjusted fees

[Signature]

SAMIR
0 0 1 3
DUBISL6
ot Verified with RBI

Name of Branch

Scroll No., Date

Not Verified with Scroll

Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करतायाच्या दस्तावेजाची लागू आहे. नोंदणी न करतायाच्या दस्तावेजाची सदर चलन लागू नाही.

Mobile No.: XXXXXX3876

नगन-४
१०८८४/२०२६
९/३०



CHALLAN
MTR Form Number-6



GKN	MH010483888202627E	BARCODE			Date	19/09/2026-19:31:29	Form ID	25.1		
Department	Inspector General Of Registration		Payer Details							
Stamp Duty and Registration Fee together			TAX ID / TAN (if Any)							
Type of Payment	Registration Fee		PAN No.(if Applicable)							
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name		ANURAG VIDYADHAR KHERGADE					
Location	NAGPUR		Flat/Block No.		Plot No. 35					
Year	2026-2027 One Time		Premises/Building							
Account Head Details			Amount In Rs.							
0030046401	Stamp Duty	500.00	Road/Street		Borgaon					
0030063301	Registration Fee	100.00	Area/Locality		Nagpur					
			Town/City/District							
			PIN		4 4 0 0 1 3					
			Remarks (if Any)		SAMIIR					
			SecondPartyName=DEBASHISH							
			BHOWMICK--CA=5100000--Marketval=5064000							
			Amount In		Six Hundred Rupees Only					
			Words							
Total	600.00									
Payment Details			FOR USE IN RECEIVING BANK							
			Bank CIN		Ref. No.		00040572026091912890		IK0DUBISL6	
			Bank Date		RBI Date		19/09/2026-19:24:32		Not Verified with RBI	
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA					
Name of Bank			Scroll No. , Date		Not Verified with Scroll					
Name of Branch										

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर् चलन केवल दस्तावेज को दर्ज करने के लिए है। नोट:- नकल केवल चलाए जाने वाले दस्तावेज के लिए है।

Mobile No. : XXXXXX3876

नाम-8
90648/2026
9/30



SALE DEED

Valued at Rs. 51,00,000/-

(RUPEES FIFTY-ONE LAKHS ONLY)

Market Value as per A.S.R. Rs. 50,64,000/-

Mouza: Borgaon, City Survey No. 575, Sheet Nos. 33, 34, R.R. Item No. 14.250.1/33 Rate Rs. 27,030/- per Sqr. Mt., Construction Rate Rs. 27,951/- per Sqr. Mt.

Agreement to Sell dated 20-08-2026 registered at Sr. No. 9760/2026 in Book No. 1 on 20-08-2026 with Joint Sub Registrar Nagpur No. 4 by paying Stamp Duty of Rs. 3,57,000/- and Registration Fee of Rs. 30,000/-.

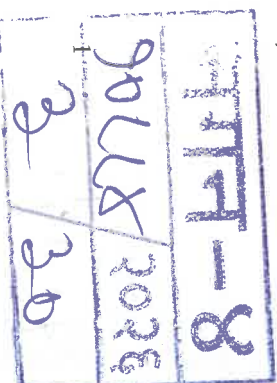
THIS SALE DEED is made and executed at Nagpur on this 21st day of September, 2026.

BETWEEN

SHRI DEBASHISH S/o SAMIR BHOWMICK (PAN: AFPPB8935F, Aadhar Card No. 2240 3281 3945), aged about 53 years, Occupation: Service, Resident of Flat No. 6/A/13, Basera Apartment, Near Kids World School, RMS Colony, Kapleshwar Nagar, Katol Road, Nagpur - 440013 hereinafter called as the **VENDOR** or **PARTY NO. 1** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Vendor as well as his heirs, legal representatives, successors, executors, administrators and assigns etc.) the party of the **FIRST PART**,

AND

SHRI ANURAG S/o VIDYADHAR KHERGADE (PAN: DOQPK7193H, Aadhar Card No. 9089 8886 1984), aged about 34 years, Occupation: Service, Resident of Plot No. 124, Adiwasi Colony, Near Fire College, Katol Road, Nagpur - 440013 hereinafter called as the **PURCHASER** or **PARTY NO. 2** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Purchaser as well as his heirs, legal representatives, successors, executors, administrators and assigns etc.) the party of the **SECOND PART**.



WHEREAS, the Vendor is owner and in possession of The 50 % (Southern Side) Undivided Share and Interest in ALL THAT Piece and Parcel of land bearing Plot No. 35 admeasuring 176.710 Sqr. Mtrs. in the layout of Adiwasi Samaj Unnati Gruhnirman Sahakari Sanstha Limited, Nagpur (Reg. No. N.G.P./H.S.G./899/1980), being a part and portion of the entire land bearing Khasra Nos. 42, 43, 44, 45/1 & 45/2, P.H. No. 8, TOGETHERWITH Southern Side Residential Block constructed thereon covering Built Up Area 46.262 Sqr. Mtrs on Ground Floor and 41.586 Sqr. Mtrs. on First Floor, totaling to 87.848 Sqr. Mtrs., Mouza: Borgaon, City Survey No. 575, Sheet Nos. 33, 34, bearing Nagpur Municipal Corporation House No. 508/35, Ward No. 62, situated at Adiwasi Society Layout, Borgaon, Katol Road, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur (hereinafter shortly termed as "the said property"),

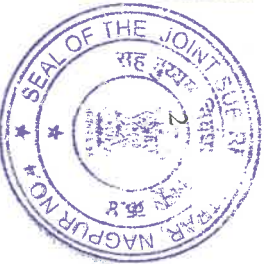
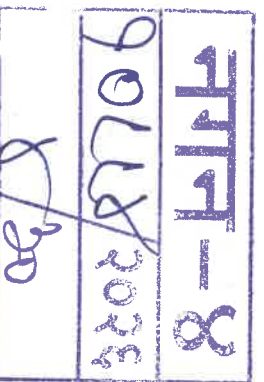
AND WHEREAS, earlier Sou. Meerabai W/o Sukhdevrao Somkuwar purchased the abovesaid Plot No. 35 admeasuring 2043.75 Sqr. Fts. from Adiwasi Samaj Unnati Gruhnirman Sahakari Sanstha Limited, Nagpur vide Sale Deed dated 12-10-1984 registered at Sr. No. 3462 in Additional Book No. 1, Volume No. 455 on Pages 193 & 194 on 12-10-1984 with Joint Sub Registrar Nagpur No. 2,

AND WHEREAS, a Correction Deed to Sale Deed is executed between the parties on 02-06-2007 which is duly registered at Sr. No. 3347/2007 on 02-06-2007 with Sub Registrar Nagpur No. 1,

AND WHEREAS, the Building Engineer (N-E), Nagpur Improvement Trust, Nagpur regularized the abovesaid Plot No. 35 vide Regularization Permit No. BE (N-E)1900/2396 Dated 07-06-2007 as per the powers conferred on them as per The Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and as per Regularization Permit the regularized area of Plot is 176.710 Sqr. Mtrs.,

AND WHEREAS, the Court of the Additional Tahsildar, Non-Agriculture Assessment, Nagpur No. 5 has assessed the Non-Agriculture Tax for abovesaid Plot No. 35 vide his Order No. Ra. Ma. Kra. 1718/N.A.P. 34/2009-2010 dated 20-11-2009,

AND WHEREAS, Sou. Meerabai W/o Sukhdevrao Somkuwar transferred the said Plot No. 35 admeasuring 176.710 Sqr. Mtrs. by way of sale to (1) Shri Sushil Sureshchand Jain and (2) Mrs. Kiran W/o Sushil Jain



vide Sale Deed dated 21-06-2007 registered at Sr. No. 3462/2007 in Book No. 1 on 21-06-2007 with Sub Registrar Nagpur No. 4,

AND WHEREAS, (1) Shri Sushil Sureshchand Jain and (2) Mrs. Kiran W/o Sushil Jain have constructed Two independent Residential Blocks one on Southern Side and other on the Northern Side each covering Built Up Area of about 46.262 Sqr. Mtrs. on the Ground Floor and 41.596 Sqr. Mtrs. on the First Floor (Total Built Up Area on Ground Floor 92.525 Sqr. Mtrs. and total Built Up Area on the First Floor 83.172 Sqr. Mtrs. totallong 175.696 Sqr. Mtrs.) on the said Plot No. 35 as per the Building Plan sanctioned by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide Building Permit No. BE(WEST)/1900/2396/2189 dated 04-02-2008 and Revised Building Permit No. BE(WEST)1900/2396/4233 dated 16-11-2009,

AND WHEREAS, the Vendor hereinabove named purchased the said property from (1) Shri Sushil Sureshchand Jain and (2) Mrs. Kiran W/o Sushil Jain vide Sale Deed dated 22-01-2010 registered at Sr. No. 460/2010 in Book No. 1 on 22-01-2010 with Sub Registrar Nagpur No. 1, and prior to that Agreement to Sell dated 06-05-2009 was duly registered between the parties at Sr. No. 2258/2009 in Book No. 1 on 06-05-2009 with Sub Registrar Nagpur No. 1,

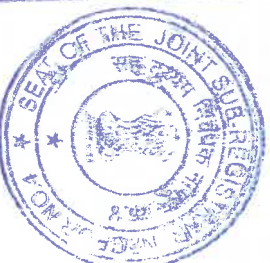
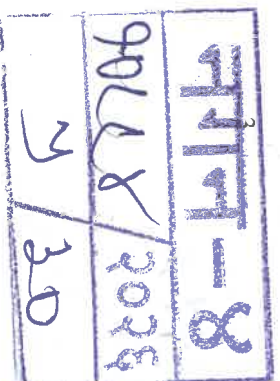
AND WHEREAS, the name of Vendor is mutated in City Survey and Nagpur Municipal Corporation records,

AND WHEREAS, the Vendor desire to sell and Purchaser agreed to purchase the said property for consideration of Rs. 51,00,000/- (Rupees Fifty-One Lakhs Only) and both the parties entered into Agreement to Sell dated 20-08-2026 which is duly registered at Sr. No. 9760/2026 in Book No. 1 on 20-08-2026 with Joint Sub Registrar Nagpur No. 4 by paying Stamp Duty of Rs. 3,57,000/- and Registration Fee of Rs. 30,000/-,

AND WHEREAS, the Purchaser has made the entire payment of sale consideration to the Vendor as detailed hereunder and the parties desire to register the Sale Deed,

NOW THEREFORE THIS SALE DEED WITNESSES as follows:

1. THAT, in pursuance of abovesaid Agreement and in consideration of Rs. 51,00,000/- (Rupees Fifty-One Lakhs Only) paid by the Purchaser to the Vendor, the receipt of which is acknowledged herewith by the Vendor, the Vendor hereby declare that he has conveyed, transferred and assigned all his rights, title and interest in "the said property" unto the Purchaser more specifically and elaborately described in the Schedule of Property hereunder



AND TO HOLD THE SAME UNTO THE PURCHASER as the absolute and rightful owner thereof forever free from encumbrances of all kinds whatsoever and the Purchaser shall be entitled to undisturbed and quiet possession and peaceful enjoyment of the said property without any hindrance.

2. THAT, the consideration of Rs. 51,00,000/- (Rupees Fifty-One Lakhs Only) has been paid by the Purchaser to the Vendor as under:

Rs. 1,00,000/- (Rupees One Lakh Only) Paid via NEFT on 18-08-2026
UTR No. 326230542088.

Rs. 4,49,000/- (Rupees Four Lakhs Forty-Nine Thousand Only) Paid via
RTGS on 19-09-2026 UTR No. SBINR52026091943108305 from State Bank of India.

Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only) Paid by the Purchaser to the Vendor by way of Account Payee Cheque No. 308896 dated 18-09-2026 drawn on Punjab National Bank, K.G. Marg, New Delhi, by availing Housing Loan from PNB Housing Finance Limited, Nagpur towards full and final payment of consideration amount.

Rs. 51,000/- (Rupees Fifty-One Thousand Only) Deducted by the Purchaser from the Sale Consideration payable to the Vendor towards Tax Deducted at Source (TDS) @ 1.00 %.

Rs. 51,00,000/- TOTAL (Rupees Fifty-One Lakhs Only).

The Vendor hereby acknowledges the receipt of entire consideration as mentioned above from the Purchaser.

3. THAT, the Vendor hereby declares that he has valid and marketable title to the property. The Vendor also declare that the property is free from all encumbrances, charges, leases etc. and he has not done any act whereby the said property or the right, title and interest therein may in any manner be charged within the payment of any money, charges, taxes, cesses etc. In case of any claim made by anybody adversely affecting the title of the Purchaser, the Vendor agree to indemnify the Purchaser for any loss that may be caused due to defect in his title.

4 THAT, the Vendor hereby undertakes and assures the Purchaser that no attachment has been levied by any Court either before judgment or in execution of any decree on the said property and that there are no

प्राप्त-४
१०८८४/२०२६
६/३०



acquisition, requisition or any such or other proceedings in relation to the said property and no notice of lis-pendens has been filled / registered in respect of the said property, nor there any notice issued under the Income Tax Act and there is no impediment of any nature for transfer of the said property to take place in accordance with the terms hereof.

5. THAT, the Vendor herein state and assure that the property sold is his self acquired property having purchased the same by him exclusively from and out of his own earnings and savings and is exclusively owned by him and none except him have any rights and interests of any kind on the said property and the property is free from encumbrances of all kind. The Vendor has made it clear that they have not created any sort of charge, lien, hypothecation or pledge on the property any time nor any dispute or litigation or suit is pending before any revenue, judicial or quasi judicial authority, neither he has committed any act prohibiting the sale of the said property nor he entered into lease, sale, tenancy, gift, mortgage, exchange etc. of the said property before this sell and he has got perfectly good and marketable title.

6. THAT, the Vendor has paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, cesses, Water charges, claims, revenue, cesses, penalties and all other outgoing etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchasers always indemnified against such payments.

7. THAT, the Vendor hereby declares that he is in peaceful possession and enjoyment of the said property and that there are no tenants, occupants or squatters on the said property and thus the Vendor has this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

8. THAT, in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same is discovered to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole amount of the sale price or such part of it, as proportionate to the effected portion of the said property, as the case may be.

प्रीत-8
20/11/2023
10/30



9. THAT, the Vendor will at the cost of the person requiring the same, execute and do every such assurance or necessary for further and more perfectly assuring the said property to the Purchaser, as well as, his heirs, executors and assigns as may reasonably be required.

10. THAT, the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through, under or in trust of him without any lawful disturbance or interruption by any other person whatsoever.

11. 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 is discovered the same shall not annul this Sale nor shall any compensation be allowed in respect thereof to the Purchaser but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

12. THAT, the Vendor has delivered the original sale deeds and other relevant documents relating to the said property at the time of execution of Sale Deed to the Purchaser.

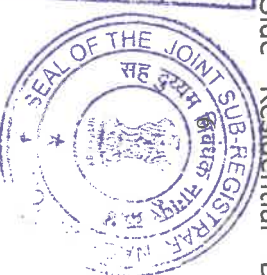
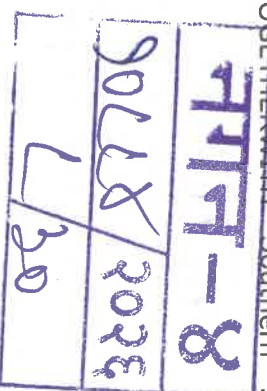
13. THAT, the Vendor will support mutation applications made by the Purchasers in respect of the Property sold herewith to the authorities such as Nagpur Municipal Corporation, City Survey, MSEDCL and any other Statutory Authorities.

14. THAT, the Purchaser is required to pay the Municipal Property Taxes, N.A. Taxes and other Taxes which would be required to pay to the State Government or Statutory Body on the property from the date of Sale Deed.

15. THAT, all expenses for preparation of Sale Deed, Stamp Duty, Registration Fees and Professional Fees have been borne & paid by the Purchaser.

SCHEDULE OF PROPERTY

The 50 % (Southern Side) Undivided Share and Interest in ALL THAT Piece and Parcel of land bearing Plot No. 35 admeasuring 176.710 Sqr. Mtrs. in the layout of Adiwasi Samaj Unnati Gruhnirman Sahakari Sanstha Limited, Nagpur (Reg. No. N.G.P./H.S.G./899/1980), being a part and portion of the entire land bearing Khasra Nos. 42, 43, 44, 45/1 & 45/2, P.H. No. 8, TOGETHER WITH Southern Side Residential Block constructed thereon



covering Built Up Area 46.262 Sqr. Mtrs on Ground Floor and 41.586 Sqr. Mtrs. on First Floor totaling to 87.848 Sqr. Mtrs. (having more than 16 years old construction), Mouza: Borgaon, City Survey No. 575, Sheet No. 33, 34, bearing Nagpur Municipal Corporation House No. 508/35, Ward No. 62, situated at Adiwasi Society Layout, Borgaon, Katol Road, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur and bounded as under:

TOWARDS EAST : 9.00 Meter Wide Road
TOWARDS WEST : Open Space/Other Layout
TOWARDS NORTH : Balance Portion of Plot No. 35 (Northern Block)
TOWARDS SOUTH : Plot No. 34

IN WITNESS WHEREOF the parties to this Sale Deed have set and subscribed their respective hands and signed this Deed on the date, month and year first abovementioned in the presence of two attesting witnesses.



(DEBASHISH SAMIR BHOWMICK)
VENDOR / PARTY NO. 1



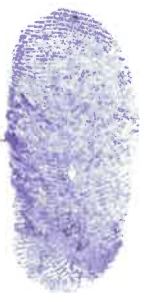
(ANURAG VIDYADHAR KHERGADE)
PURCHASER/PARTY NO. 2



Witnesses:



1. Bhalendra



2. R.S. Kulk



Drafted By: B.R. Khunkar, F-25, First Floor, Sai Regency, Kavi Nagar Square, Amravati Road, Nagpur-461002, India
9850233876, Email: mkhunkar@gmail.com

7	11/11/2023
90448	3023
030	



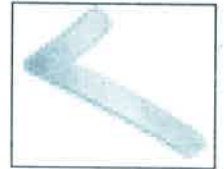
2-09-2026 15:03

दस्त गोषवारा भाग-2

नगत4 28/30
दस्त क्रमांक:10884/2026

दस्त क्रमांक : नगत4/10884/2026

दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :देवाशीश समीर भौमीक पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: „ ब्लॉक नं. „ रोड नं. 6/ए/13 बसेरा अपार्टमेंट आर एम एस कॉलनी कपिलेश्वर नगर काटोल रोड नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: AFPPB8935F वय: 53			
2	लिहून घेणार	नाव :अनुराग विद्याधर खेरगडे पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: „ ब्लॉक नं. „ रोड नं. प्लॉट नं. 124 आदिवासी कॉलनी फायर कॉलेजजवळ काटोल रोड नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: DOQPK7193H वय: 34			

बरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्तऐवज करून दिल्याचे कबुल करताना.

राजेंद्र यशवंतराव डोईफोडे
सह दु.नि.नागपुर 4
शिक्षा क्र.3 (कबुलीजबाब)

तारीख:- 22-09-2026 वेळ :15:01

ओळख:-

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

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार देवाशीश समीर भौमीक	22-09-2026 03:02:38 म.नं.	देवाशिस समीर भौमिक M 1169530974163783680
2	लिहून घेणार अनुराग विद्याधर खेरगडे	22-09-2026 03:02:15 म.नं.	अनुराग विद्याधर खेरगडे M 1347824060567412736