

27/01/7874
Tuesday, September 22, 2026
5:24 PM

पावती

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



पावती क्र.: 21220 दिनांक: 22/09/2026

गावाचे नाव: धामना
दस्तावेजाचा अनुक्रमांक: नमान-17874-2026
दस्तावेजाचा प्रकार: विक्रीपत्र
सादर करणाऱ्याचे नाव: प्रफुल रमेश म्हेसवाडे

नोटची फी
दस्त हाताळणी फी
पुष्टांची संख्या: 50

₹. 25300.00
₹. 2000.00

IDE

एकूण:

₹. 25300.00

अपणाला मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
3:42 PM ला वेळेस मिळेल.

सह दु. नि. नमन-१
सह दु. नि. निवधक
नामपत्र क्र. ७,

बाजार मूल्य: ₹. 496800/-
मोजकदला ₹. 2325000/-
भरलेले मुद्रांक शुल्क: ₹. 116300/-

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1) देयकाचा प्रकार: DHC रक्कम: ₹. 2000/-
डीडी/धनादेश/वे ऑर्डर क्रमांक: 092628109785 दिनांक: 22/09/2026
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChalan रक्कम: ₹. 23300/-
डीडी/धनादेश/वे ऑर्डर क्रमांक: MH010512597202627M दिनांक: 22/09/2026
बँकेचे नाव व पत्ता:

DEVELOPERS PVT

नोटची फी माफी असल्यास तपशिल :-

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

hundred Rupees

8277801

Not Verified with RBI

Prakashwade

Branch	Scroll No. , Date	Not Verified with Scroll
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Department ID :
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
र चलन केवल दुदयल निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू .
Mobile No. : XXXXXXX5695

नमान-७
१६६६४/२०२६
१/१०



नमान-७
१६६६४/२०२६
१/१०



SALE DEED FOR RS. 23,25,000.00 ONLY

(RUPEES TWENTY THREE LAKH TWENTY FIVE THOUSAND ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)

RS. 4,97,000.00 ONLY

THIS DEED OF SALE is made and executed at NAGPUR on this 22nd Day of SEPTEMBER, 2026, BETWEEN :

SAIVAISHNAV BUILDERS AND DEVELOPERS PRIVATE LIMITED (PAN ABNCS5204M), a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U41001MH2024PTC425744, having its Registered Office at A-23/24 Manav Seva Nagar, Seminary Hills, Nagpur-440006 and acting through its Authorised Directors (1) **SHRI. PAWAN S/O RAVIPRASAD GUPTA**, Aged 46 Years, Occupation – Business/Agriculturist, PAN AJRPG7168F & AADHAR UID 6444 3960 3976, Mobile No. 9923432949, Resident of Plot No. A-23/24 Manav Seva Nagar, Seminary Hills, Nagpur-440006; AND (2) **SHRI. CHANDRASHEKHAR S/O DEOCHAND GIRIPUNJE**, Aged 49 Years, Occupation – Business, PAN AFJPG0529E & AADHAR UID 5088 2771 0535, Mobile No. 9422103220, Resident of Plot No. 2/2, Rambagh Road, Near Medical Chowk, 40 MIG Colony(VBH) Ajni, Nagpur-440003, hereinafter both jointly called the **VENDOR/PROMOTER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**COMPANY**” and its “**DIRECTORS**”, as well as, its liquidators, administrators, successors and assigns of the **ONE PART**.

AND

MR. PRAFUL RAMESH MAHISWADE

Aged about 34 Years, Occupation – Service,
Income Tax Permanent Account No. CWXPPM5326G, Mobile No. 9021395887,
Aadhar Unique Identity No. 7870 0571 5354,
Resident of S/O Ramesh Mahiswade, Plot No. 500, Model Mill Road, Near Hanuman Mandir, Ramjiki wadi, Near Shukrawari, 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 hereinabove named is owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 16/2 (PART), having an area of 1.21 Hectares (i.e. 12100.00 Sq. Mtrs.) of MOUZA – DHAMNA, P.S.K. 36-A, Rental Rs. 5.19 Yearly, held in Occupancy Class – 1 Rights, situated at Village – Dhamna in Tahsil – Nagpur (Rural) and District – NAGPUR, THAT, ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 16/2 having an area of 4.90 Hectors, Land Revenue Rs. 21.00 Yearly, held in Occupancy Class – 1 Rights of MOUZA – DHAMNA, P.S.K. 36-A, including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village - Dhamna in Tahsil Nagpur (Rural) and District NAGPUR, Originally belonged to Shri. Laxmansingh Gahalod, being his separate property. THAT, consequent upon the death of Shri. Laxmansingh Gahalod the aforesaid property devolved upon his widow Smt. Shantabai Laxmansingh Gahalod and his four sons namely (i) Shri. Surendrasingh S/o Laxmansingh Gahalod, (ii) Shri. Narendrasingh S/o Laxmansingh Gahalod and (iii) Shri. Ravindrasingh S/o Laxmansingh Gahalod iv) Shri Mahendrasing s/O Laxmansing Gahalod, jointly as his only legal heirs. THAT, for better utilization of the property separately the aforesaid (i) Smt. Shantabai Laxmansingh Gahalod, (ii) Shri. Surendrasingh S/o Laxmansingh Gahalod, (iii) Shri. Narendrasingh S/o Laxmansingh Gahalod and (iv) Shri. Ravindrasingh S/o Laxmansingh Gahalod v) Shri. Mahendrasing s/O Laxmansing Gahalod, later on jointly decided to get partition their aforesaid joint property in between them by a Deed of Partition Dated 30-12-1969, which is duly registered in the office of Sub-registrar Office, Nagpur-1 at Sr. No. 5862 on even date and in terms of which ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 16/2 having an area of 4.90 Hectors, Land Revenue Rs. 21.00 Yearly, held in Occupancy Class – 1 Rights of MOUZA – DHAMNA, P.S.K. 36-A, including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village - Dhamna in Tahsil Nagpur (Rural) and District NAGPUR comes in the share of Shri. Ashokkumar @ Narendrasingh S/o Laxmansingh Gahalod absolutely forever with heritable and transferable rights therein. THAT, the aforesaid Shri. Ashokkumar @ Narendrasingh S/o Laxmansingh Gahalod later on in his turn transferred/sold the property comprising ALL THAT Piece and parcel of Agricultural land having an area of 1.21 Hectors being the Western portion of
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entire land bearing Khasra/Survey/Gut No. Hectors, Land Revenue Rs. 21.00 Yearly, MOUZA – DHAMNA, P.S.K. 36-A, including a of Way, Path Ways, Water Courses and all o belonging thereto, Situated at Village - Dhar NAGPUR, in favour of SAIVAISHANAV BUL LIMITED the Vendor/Promoter named her 2025, which is duly registered in the office o No. 1 at Sr. No. 6712 on even date. As a resu full and absolute owner of the said Khasra/ St and transferable rights therein and the same is all relevant records vide Ferfar Entry No. 2893	N.A. permission : The aforesaid land bearing Khasra/Survey, DHAMNA, containing by admeasurement 1.2 converted for Non-Agricultural (Residential) bearing No. Prastutkar/Kavi-1469/2022, vide Revenue Case No. 35/NAP-34/2025-2026 Dat	Lay-out Sanction : The aforesaid SAIVAISHANAV BUILDERS AN the Vendor/Promoter named hereinabove la land into a layout by carving out various Plots known and styled as "SAIVAISHANAV NAG, sanctioned and approved by the Executive E Development Authority, Nagpur vide Letter No. 29-12-2025, upon several terms and conditions	THAT the Nagpur Metropolitan Region Deve sanctioned the residential Layout carved on th No. 16/2 (PART) of MOUZA– DHAMNA. cons Letter bearing Approval No. NMRDALF/2024 Dated 23-12-2025.	The Nagpur Metropolitan Region Developme Release Letter for plots out of the E.E./NMRDA/DPC/R.L/2062, Dated 12-06-2026	(2) Real Estate Project Name: The said Real Estate Project is purely a Plotted styled as "SAIVAISHANAV NAGARI - 1" (Herei
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(2) <u>MANNER OF PAYMENT :-</u>	
Rs. 51,000=00	(Rupees Fifty One Thousand) Only paid by the Purchaser to the Vendor/Promoter by Cheque No. 453791 Dated 16-06-2026, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
Rs. 4,14,000=00	(Rupees Four Lakh Fourteen Thousand) Only paid by the Purchaser to the Vendor/Promoter by RTGS vide UTR No. SBINR52026071635467636 Dated 16-07-2026, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
Rs. 1,60,000=00	(Rupees One Lakh Sixty Thousand) Only paid by the Purchaser to the Vendor/Promoter by Cheque No. 453794 Dated 07-09-2026, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
Rs. 8,00,000=00	(Rupees Eight Lakh) Only paid by the Purchaser to the Vendor/Promoter by Cheque No. 182372 Dated 07-09-2026, Drawn on Post Office Saving Bank, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
Rs. 9,00,000=00	(Rupees Nine Lakh) Only paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 308910, dated 21-09-2026, 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. 23,25,000=00	(TOTAL RUPEES TWENTY THREE LAKH TWENTY FIVE THOUSAND ONLY)
(3) <u>THAT the VENDOR does hereby covenant with the PURCHASER as follows :-</u>	
i)	THAT the Vendors/Promoters 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 Vendors/Promoters has full authority, right and power to transfer the same to the Purchaser(s) absolutely.
iii)	THAT the Vendors/Promoters 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 Vendors/Promoters 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 Vendors/Promoters undertakes to clear the same if found later on and the Vendors/Promoters 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 quietly entered into, held and enjoyed the rents and Purchase(s) without any interruption or disturbance any person claiming on behalf of the Vendors/Promoters.
vi)	THAT the Vendors/Promoters has paid etc. up to this date of Sale deed for the said Plot it is noticed and disclosed that there subsist a assessing authorities by the Vendors/Promoters respective authorities and keep the Purchaser(s).
vii)	THAT the Vendors/Promoters shall deliver the property hereby sold to the Purchaser in v agreed between them on receipt/realization Vendors/Promoters and the Purchaser shall take
viii)	THAT the Purchaser(s), shall from the c Non-Agricultural Assessment and all other outgo her/his/their Plot of land.
ix)	THAT the Purchaser(s), shall construct h said plot of land in accordance with the exist regulations of the Nagpur Metropolitan Region De
x)	THAT the Purchaser(s) is/are fully aware terms and undertakings as may be imposed by Local Authority, Town Planning Department and c as may be taken by the Government of Maharashtra always remain binding upon their successors- has/have agreed to pay the proportionate charges and when demanded by the Vendors/Promoters.
xi)	THAT the Vendors/Promoters will sup Purchaser(s) for mutation of his/her/their name Records.
xii)	THAT the Vendors/Promoters will at the c executes and do every such assurance or thing perfectly assuring the said property to the Pu required.
xiii)	THAT it is clearly agreed and understood her/his sole liability and responsibility to pay the ct hereby sold to her/him to the concern department same are demanded by it any time in future in ac Nagpur Metropolitan Regional Development Au Regional and Town Planning Act 1966.
xiv)	THAT it is specifically agreed and underst they shall abide by all the terms and conditions sti

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between the Vendors/Promoters and the Nagpur Metropolitan Region Development Authority, Nagpur.

The Allottee/Purchaser shall permit the Vendors/Promoters and their survey contractors, engineers and agents, with or without workmen and others, at reasonable times, to enter into and upon the said land/Lay-out or any part thereof view, examine and/or execute any changes as may require as per direction of local authority and/or otherwise required to maintain and preserve the state condition thereof.

The Allottee/Purchaser assures that after possession of the said Plot he/she shall cause any hindrance/obstruction/objection to the movement of men and machine 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 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 Vendors/Promoters will be liable for the same.

SCHEDULE - A
(SAID ENTIRE PROJECT LAND)

ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khata / Gut No. 16/2 (PART), having an area of 1.21 Hectares (i.e. 12100.00 Sq. Mtrs.) MOUZA - DHAMNA, P.S.K. 36-A, Rental Rs. 5.19 Yearly, held in Occupancy Class 1 Rights, situated at MOUZA - DHAMNA, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under -

ON THE EAST - BY REMAINING LAND OF SURVEY NO. 16/2
ON THE WEST - BY SURVEY NO. 20-B
ON THE NORTH - BY SURVEY NOS. 20-A & 18/2
ON THE SOUTH - BY SURVEY NO. 20-B

SCHEDULE - B
(SAID PLOT)

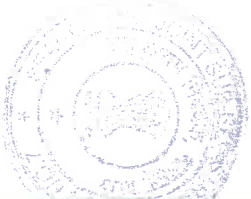
ALL THAT Piece and Parcel of an Agricultural land Bearing Survey / Khata Gut No. 16/2/B land bearing Plot No. 54 containing by admeasurement 108.54 Square Meters. (OR 1162.512 Square Feet) out of the sanctioned layout carved the land described in Schedule - A and known and styled as "SAIVAISHANAV NAGARI - 1", and the said Plot is bounded as under -

ON THE EAST - BY 9.00 MTRS WIDE ROAD,
ON THE WEST - BY Plot NO. 35 & 36,
ON THE NORTH - BY Plot NO. 55,
ON THE SOUTH - BY Plot NO. 53

IN WITNESS WHEREOF the VENDOR/ALLOTTEE/PURCHASER herein above named have fully DEED OF SALE before execution and the same is drafted in accordance with the instructions and the contents whereof are found to be true, correct and without any coercion, undue influence, threat, intimidation or fraud of any kind, at NAGPUR in presence of the attesting witnesses day first above written. Only for Khastar/Survey/Gut No. 16/2 "SAIVAISHANAV NAGARI - 1", PLOT NO. 54

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE
01			1) (PAW DEVA)
02			2) (CHANDRAS)
03			(PRAJALD)
WITNESSES:-			
01			

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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 Khasra/Survey/Gut No. 16/2/B of MOUZA-DHAMNA, "SAIVAISHANAV NAGARI - 1", PLOT NO. 54

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (PAWAN RAVIPRASAD GUPTA) 
02			2) (CHANDRASHEKHAR DEOCHAND GIRIPUNJE) Directors VENDOR/PROMOTER 
03			(PRAFUL RAMESH MAHISWADE) ALLOTTEE/PURCHASER 
04			 WITNESS NO. 1

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