

Receipt (pavti)

280/8029

Monday, September 21, 2026

5:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9974 दिनांक: 21/09/2026

गावाचे नाव: पावनगांव

दस्तऐवजाचा अनुक्रमांक: कमट-8029-2026

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: जसवीर कौर जगपिंदर सिंग बाहला

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 44

रु. 27500.00

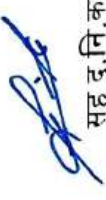
रु. 1760.00

रु. 29260.00

एकूण:

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:50 PM ह्या वेळेस मिळेल.


सह दु.नि.कामठी

बाजार मूल्य: रु.1650000/-

मोबदला रु.2750000/-

भरलेले मुद्रांक शुल्क : रु. 137500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826256408520 दिनांक: 21/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008983459202627E दिनांक: 21/09/2026

बँकेचे नाव व पत्ता:



Name of Bank

Bank-Branch

BANK OF INDIA

CHALLAN MTR Form Number-6



SRN	M4005893459202627E	BARCODE			Date	25/08/2026-13 38 52	Form ID	25 2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty and Registration Fee together Registration Fee		TAX ID / TAN (If Any)					
Office Name	NMT_KANTHI SUB REGISTRAR		PAN No.(If Applicable)	AEBXXXXXXP				
Location	NAGPUR		Full Name	MRS JASVEER KAUR JAGPINDER SINGH WAHLA				
Year	2026-2027 One Time		Flat/Block No.	FLAT NO C-1003				
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	137500.00	ROAD/STREET						
0030063301 Registration Fee	27500.00	Area/Locality						
		Town/City/District						
		PIN						
		Remarks (If Any)						
		SecondPartyName=PRAMOD D GHARDE~						
Total	1,65,000.00	Amount In	One Lakh Sixty Five Thousand Rupees Only					
		Words						
Payment Details	BANK OF INDIA							
	FOR USE IN RECEIVING BANK							
	Bank CIN		Ref. No.		02202292026082500107 856893488913			
Cheque/DD No.			Bank Date		25/08/2026-13:40:43 Not Verified with RBI			
Name of Bank			Bank-Branch		BANK OF INDIA			
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.
धन्यवाद
धन्यवाद





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

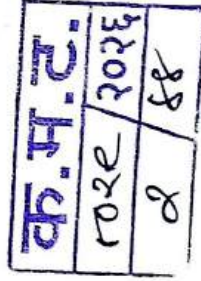
PRN :	0826256408520	Payment Date :	25/08/2026
-------	---------------	----------------	------------

Received from **Pramod Gharde**, Mobile number **9373129917**, an amount of **Rs.1760/-** towards **Document Handling Charges** for the **iSARITA 1.9** in the Joint District Registrar office of the District Nagpur.

Payment Details

Bank Name :	SBIN	Receipt Date :	25/08/2026
Bank CIN :	10029762026082508170	REF No. :	2695163634013

This is computer generated receipt, hence no signature is required.



AGREEMENT TO SELL

OF

FLAT NO. C-1003

DEV HEIGHTS

Valued at Rs. 27,50,000/- (Rs. Twenty seven Lakhs Fifty Thousand Only)

VALUE AS PER GOVT. RECKNOR: 16,50,000/-

This Agreement to sale is made and executed at Nagpur on 21th this day of September , 2026:

(In this Sale Deed, the Purchaser is being Woman, therefore there is 1% Relaxation in Stamp duty by Virtue of Govt. Resolution No. 202/UBR12/CR107/MI, Dated 31.03.2021.)

BETWEEN;

1. **SHRI. PRAMOD S/O DEORAOJI GHARDE;**
The Proprietor of Shree Taj Construction
Aged about 50 years; Occu. Business;
[PAN NO. AIXPG 9718 Q] Mob. No. 9764093455
2. **SAU. RUPALI W/O PRAMOD GHARDE;**
The Proprietress of M/S MatoshreePrabha Builders & Developers
Aged about 37 Years, Occu. – Business;
[PAN NO. BDKPG 1639 R]
Both R/o at 119 & 120, Swaraj Vihar, Wathoda Layout , Nagpur -09

{Hereinafter called the “**VENDORS-DEVELOPERS or PARTY NO. 01**” which expression shall unless the context or meaning thereof, always mean and includes the said Party No. 01, as well as their Heirs, Legal representatives, executors, administrators, successors, and assign of the **FIRST PART.**

AND

- 1) **MRS.JASVEER KAUR JAGPINDER SINGH WAHLA**
Aged About 38 Years, Occu. –Housewife ;
[PAN NO.AEBPW3434P, Aadhaar No.824790903863]
R/o. Flat no. D-14 Sundar apartment ,kalamna Road Behind Gomati hotel ,Old pardi Naka ,Pardi,
Nagpur-440035

[Hereinafter called the “**PURCHASERS or PARTY NO. 02** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTY NO. 02 as well as his/her/their Legal Heirs, Legal Representative, Executors, Administrators, Successors and assign of the **SECOND PART.**



That the VENDORS-DEVELOPERS jointly own the following land comprising ALL THAT Piece and Parcel of Land bearing **Plot No. 84** out of the sanctioned layout containing by admeasurement **3800.55 Sq. Mts.** being a portion of the entire Non Agricultural land bearing survey No./Khasra/Gut No.188/1-A-2,191/3-B &191/4 of MOUZA : PAWANGAON, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situate at village-Pawangaon in Tahsil-Kamptee and District- Nagpur which is fully described as follows:-

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare comprising SOUTHERN PORTION of entire land bearing survey No./Khasra/Gut No.191/3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.62 Hectares, Rental Rs. 13.13 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same by him from Shri. Prafulla Chandrakant Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4573 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 733 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 191/3-B having an area of 0.81 Hectares, Rental Rs. 6.65 yearly; **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land bearing survey No./Khasra/Gut No.191/4 of MOUZA : PAWANGAON, P.S.K.18 having an area of 1.21 Hectares, Rental Rs. 9.81 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-PAWANGAON in Tahsil-Kamptee and District-Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Miss. Manjusha Chandrakant Itkelwar & 2) Miss Aparna Chandrakant Itkelwar, by a Sale Deed dated 30/11/2011, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4574 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 732 dated 10/02/2012. **AND**

WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18 yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Shri.Kunal Narendra Itkelwar, 2) Mr. Sanjay Narendra Itkelwar, 3) Mrs. Vasanti Narendra Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4572 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 735 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-2 having an area of 1.1 Hectares, Rental Rs. 3 yearly; **AND**

प.प.उ.
०२६/२०२६
६/४४



WHEREAS, the property comprising ALL THAT Piece and Parcel of Agricultural land containing admeasurements 1.1 Hectare comprising NORTHER PORTION of entire land bearing Survey No./Khasra/Gut No.188/1-A of MOUZA : PAWANGAON, P.S.K.18 having an area of 6.16 Hectares, Rental Rs. 18, yearly, held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur belonged to Shri. Sudeshchandra Babulalji Gupta, having purchased the same from 1) Shri.Kunal Narendral tkelwar , 2) Mr. Sanjay Narendra Itkelwar, 3) Mrs. Vasanti Narendra Itkelwar by a Sale Deed dated 30/11/2011 which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. no. 4571 on 01/12/2011 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 736 dated 10/02/2012. The said portion of land is now identified as survey/Khasra/Gut No. 188/1-A-3 having an area of 1.01 Hectares, Rental Rs. 3 yearly; **AND**

WHEREAS, by an agreement to sell dated 22/08/2012, aforesaid the then owner Shri. Sudeshchandra Babulalji Gupta has agreed to sell his aforesaid properties comprising all those Pieces and Parcels of Agricultural land bearing survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR to **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** for valuable consideration of Rs. 2,50,00,000/- only upon the several terms and conditions contained therein. The said agreement to sell dated 22/08/2012 is duly registered at the office of Joint sub-Registrar, Kamptee at Sr. No. 4235 on 23/08/2012 thereby said requisite stamp duty and registration fees payable thereon; **AND**

WHEREAS, in pursuance of agreement to sell dated 22/08/2012, aforesaid Shri. Sudeshchandra Babulalji Gupta has later on transferred/sold his aforesaid properties comprising all those Piece and Parcels of Agricultural land bearing Survey/Khasra/Gut No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA : PAWANGAON, P.S.K.18 having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 yearly, Rs. 9.81 yearly, Rs. 3 yearly and Rs. 3 yearly, all held in occupancy Class-1, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- NAGPUR in favour of **M/s. Gruhlaxmi Skyscraper Pvt. Ltd.** by a sale deed 21/04/2015, which is duly registered at the Office of Joint Sub-Registrar, Kamptee at Sr. No. 2042 on 22/04/2015 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 932 dated 24/11/2015; **AND**

WHEREAS, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. later on prepared a revised layout on the same lands comprising Survey/Khasra/Gut No. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR by carving out various plots of different sizes therein and the aid layout is also duly sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its letter Ex. Engineer (Metro) E.A. 2/1171, Nagpur, dated 12/01/2015; **AND**

WHEREAS, the aforesaid land comprising Survey/Khasra/Gut Nos. 188/1-A-2, 191/3-B, 191/4 of MOUZA : PAWANGAON, Tahsil- Kamptee and District- NAGPUR having total area of 3.03 Hectares (OR 3.03,900 Sq. Mtrs) is converted by Non-Agricultural (Residential) use by the collector,



Nagpur, vide its Revised Order No. Prastutkar/Jillhadhikari/Kavi-152/2015 dated 21/02/2015, passed in Revenue Case No. 28/NAP-34/2012-2013 dated 05/09/2012;

WHEREAS, out of the aforesaid Layout, 39 Plot bearing No.1 to 26, 28 to 35, 37 to 42 are released by the Building Engineer(Metro), Nagpur Improvement Trust, Nagpur vide its letter No. E.E.2(Metro)-AEM-2/3696 dated 27/07/2015. As per the said release letter 27/07/2015 the net area of said 39 plots are shown and declared as 4087.954 Sq. Mtrs; AND

WHEREAS, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. By an Agreement to sell dated 02/04/2016 agreed to transfer/sell in favour of M/s. J.L.A. Construction & Builders, the property comprising ALL THAT Piece and Parcel of Land bearing Plot No. 84 & 85 out of the sanction layout containing by admeasurement 3800.55 Sq. mts. and 3036.56 Sq. mts. Respectively thus totaling 6837.11 Sq. Mts. (OR 73594.65 Sq.Ft.) being a portion of the entire Non Agricultural land bearing survey No./Khasra/Gut No.188/1-A-2 of MOUZA : PAWANGAON, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situate at village- Pawangaon in Tahsil- Kamptee and District- Nagpur and the said Agreement to Sell is duly registered at the Office of the Joint Sub-Registrar, Kamptee in Book No.1 at Serial No. 1373 on 02-04-2016 on payment of requisite Stamp Duty and registration Fees paid thereon.

WHEREAS, the aforesaid, M/s. J.L.A. Construction & Builders could not arrange finance for purchasing said property and thus failed to pay the agreed sale consideration as per the terms and conditions of the said Agreement to sell dated 02/04/2016. Thus the said Agreement is rescinded/Cancelled between the parties by executing a Rescinded/Cancelled of Agreement on 02/04/2016, which is duly registered at the Office of the Joint Sub-Registrar, Kamptee at Serial No. 4155 on even date.

WHEREAS, the aforesaid, M/s. Gruhlaxmi Skyscraper Pvt. Ltd. later on transferred/sold the property comprising all that piece and parcel Non-Agricultural land survey No./Khasra/Gut No.188/1-A-2 of MOUZA : PAWANGAON, P.S.K. 18, having an area of 1.01 Hectares (i.e- 10100 Sq. Mtrs.)(0.32 Hectors out of Survey No. 191/3-B and 0.49 Hectors out of Survey No. 191/4)(Consisting of Plot No. 84 & 85, Amenity Spaces, Roads, etc) held in occupancy class 1 Rights including all other easementary rights appurtenant and belonging thereto, situated at village- PAWANGAON in Tahsil- Kamptee and District- Nagpur by way of sale to Shri. Pramod Deoraoji Gharde & Smt. Rupali Pramod Gharde, the Vendors named hereinabove by a Sale Deed Dated 21-10-2016, Which is duly registered at the Office of the Joint Sub-Registrar, Kamptee in Book No.1 at Serial No. 4166 on even date. The said Sale Deed is duly consented by M/s. J.L.A. Construction & Builders, in the capacity of the Consensor. As a result therefore the Vendors have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein.

WHEREAS, the aforesaid to Shri. Pramod Deoraoji Gharde, Proprietor of M/s Shree Taj Construction and & Smt. Rupali Pramod Gharde, Proprietress of M/S Matoshree Prabha Builders and Developers being desirous of developing the aforesaid entire lands into the Township Project and framed a scheme for development /construction and sake of a Township Project thereon, under name and styled as "PRABHA CITY"

AND WHEREAS, out of aforesaid Layout, 10 plot bearing No. 59,60,67,68,76,79,81,82,83&84 are released by the Executive Engineer-2, Nagpur Metropolitan Region Development Authority, vide



its letter No. E.E.2(NMRDA)/Release/32 dated 17/07/2018. As per the said release letter 17/07/2018 the net area of said 10 plots are shown and declared as 5226.693 Sq. Mtrs; The said Plot no.84 is shown and declared as 3800.55 Sq.Mts.AND

WHEREAS, the vendors herein have decided to develop the said Plots of Land in to the residential Scheme/Complex/Row Houses/Apartments/Bungalows by constructing the buildings thereon consisting of various self-contained separate Apartment/Flat/Unit/Row Houses/Duplex therein; AND

WHEREAS in pursuance of THE SAME the vendors have undertaken the entire work of development of the said property to under the name of "PRABHA CITY" in accordance with the plan sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust Nagpur. WHEREAS in pursuance of desire of the developers & vendors had accordingly prepared a plan of the Ground + 10 Storied residential Building proposed to be constructed on the above said plot of the land and the same is also duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. B.E.(NMRDA)/East/Kamptee Tahsil/Case No. MB- 735/2018072751/1149/07 Dated 18Sep, 2018 & plan enclosed here with; AND and the said grantor also not changed the said approved plan by Nagpur Metropolitan Region Development Authority, Nagpur;

AND WHEREAS the owner has taken the possession of the said plot for constructing and developing the Residential Complex to be known as "DEV HEIGHTS" in Prabha City having 138 Separate Residential flats. The total built up area of the Building construction of "DEV HEIGHTS" is about 7965.266 sq.mt. & total carpet area is about 6728.362 Sq.mtrs. in the Schedule in detail along with the plan attached hereto as ANNEXURE 'A' approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Building Permit No. B.E.(NMRDA)/East/Kamptee Tahsil/Case No. MB- 735/2018072751/1149/07 Dated 18Sep, 2018

WHEREAS a Deed of Declaration for Development and construction of the Residential Complex known as "DEV HEIGHTS" is executed by the original vendor developer and same is registered in the office of Sub - Registrar, Kamptee at Serial No. 1414, Dated 12.03.2019.

WHEREAS the purchaser herein abovenamed has/have satisfied herself/himself in respect of the vendors-developer's titled to the said property as good, valid and marketable.

AND WHEREAS purchaser/s has also seen and approved the plan of the proposed 10-storied building in the "DEV HEIGHTS"

AND WHEREAS, the purchaser/s being desirous of purchasing an flat for his residential use in the said "DEV HEIGHTS" a Four storied building with heritable and

K. H. C.	
code	2028
v	88



transferable rights therein has approached to the developers and expressed her/his desire and willingness to purchase the undivided **0.76%** share and interest in the said plot together with the entire, R. C. C. Super structure comprising of **Apartment bearing No. C-1003**, on the **TENTH Floor** of the building constructed thereon and after detailed negotiations the vendors-developers have agreed to sale the same to the purchaser and the purchaser has also specifically agreed to purchase the same agreeing inter alia to pay, provide and contribute the entire agreed cost of construction of the residential unit/Apartment chosen by her/ him to vendors-developers.

WHEREAS considering their/ her/his request and after detailed negotiations the vendors-developers have now jointly agreed to sale the aforesaid property to the purchaser to a total consideration of **Rs. 27,50,000/- (Rs. Twenty Seven Lakh Fifty thousand Only).**

NOW THEREFORE THIS DEED OF AGREEMENT TO SALE WITNESSETH AS FOLLOWS :

- 1) That, the vendors-developers shall sell and purchaser will buy the proportionate undivided **0.76%** share and interest in the said plot together with the entire R.C.C. Super structure comprising of **Apartment bearing No.C-1003**, on the **TENTH Floor** of the building constructed thereon known as "**DEV HEIGHTS**" more specifically mentioned in schedule which being the subject matter of this deed and for the sake of brevity hereinafter, referred to and called as the **said property**.

Manner of Payment Received

- A. **Rs. 20,000/- (Rs. Twenty Thousand only)** paid by the purchaser to the vendor on cash.
B. **Rs.10,000/- (Rs.Ten Thousand Rupees only)** paid by the purchaser to the vendor through IMPS Punjab National bank Tran.Id-779988857 date-24/08/2026
C. **Rs.2,50,000/- (Rs.Two Lakhs Fifty Thousand Rupees only)** paid by the purchaser to the vendor through RTGS Punjab National bank Tran.Id-780559692 date-27/08/2026
D. **Rs.1,84,751/- (Rs.One Lakh Eighty Four Thousand Seven Hundred Fifty One Rupees only)** paid by the purchaser to the vendor through IMPS Punjab National bank Tran.Id-784556813 date-16/09/2026
E. **Rs.19,42,462/- (Rs. Nineteen lakhs fourty Two Thousand Four hundred and sixty two rupees Only)** Paid to the vendor By the purchaser vide cheque/D.D No-882998 dated-21/08/2026 drawn on state bank of India , By availing Housing loan From Hinduja Housing Finance Limited (HHFL), the receipt whereof hereby acknowledge by the vendor.

Rs. 24,07,213/- (Rs. Twenty Four Lakhs Seven thousand Two Hundred and Thirteen Rupees Only)

The purchaser has paid an amount of **Rs. 24,07,213/- (Rs. Twenty Four Lakhs Seven thousand Two Hundred and Thirteen Rupees Only)**

क.प.प.प.
२०२६/२०२६
६/०९



as above mentioned. The Seller/Vender/Owner hereby acknowledges the receipt of the above payment subject to realization of the said cheques if any. That in case any of the said cheques are dishonored for any reasons then the instant agreement of sale shall stand cancelled IPSO-FACTO. The purchaser shall pay the balance amount of **Rs. 3,42,787/- (Rs. Three lakhs Forty Two Thousand seven hundred and Eighty Seven Only)** in Following manner :-

25% at the time of Plinth Level Work

5% at the time Each Level Slab of Ground Floor To Tenth Floor.

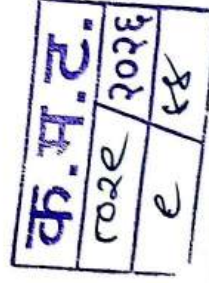
10% at the time of Brick Work

9% at the time of Internal, External Plaster

And Floor Finishing Level

1% before Possession/at the time of sale deed

2. That the purchasers shall pay the remaining amount as stipulated hereinabove strictly as mentioned above. It is understood by the purchasers that the timely payment of the installments as above is of the essence of contract. On failure of the purchaser to make the payment as above, the agreement shall automatically stand terminated & cancelled.
3. In the event of cancellation, vendor-developer shall be entitled to resell the said ' apartment to any other intending buyer without giving any further notice to the purchaser herein. The purchaser shall only be entitled to refund of the amount paid by him/her/them, without any interest and after deduction of fixed sum of Rs.50,000/- from amount so paid, as & by way of charges, expenses incurred & liquidated damages. ,
4. That the purchasers shall be entitled to receive the vacant possession of the said property from the vendor-developer on payment of consideration as referred to in above para and hold the same till the execution / registration of the sale deed in his favour by the vendor-developer in trust for the vendor-developer. However the purchaser shall not be entitled to occupy the said property till the execution of the sale deed, or on payment of the balance amount of sale consideration to the vendor-developer whichever is earlier. The vendors-developers will handover the possession of above said property and execute the sale deed within **18 months** from today.
5. That, the vendor-developer will provide all necessary document or N.O.C. or sanctioned from any Government or semi-Government deptt. Which will be necessarily requires for registration of sale deed.
6. That, the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-agricultural/ ground rent, corporation taxes, cesses, electricity, water charges and all other outgoing etc. levied on property hereby agreed to be sold and payable by the vendor- developer up to the date of registration of the sale deed.



7. That, the vendor-developer shall answer all the reasonable requisition on the title of the property, and shall establish, good, valid and marketable title to the property.

hereby agreed to be sold.

8. That, the property hereby agreed to be sold is believed and shall be taken to be correctly described in the scheduled herein under written and if any misstatement, error or omissions will always be subject to correction by the parties hereto.

9. The vendor-developer shall be at liberty to sell and/or allot units, flats in the said complex Known as "DEV HEIGHTS" and also entitled to enter in to the agreements with the prospective buyers or allottees, individually or collectively on such terms and conditions as it might think fit and proper.

10. That, the vendor-developer shall deliver the actual physical possession of the property hereby agreed to be sold to the purchasers or their nominee(s) in vacant condition after receipt of the full amount of sale consideration or at the time of the registration of the sale deed.

11. That, the purchaser fails or neglects to pay the balance sale price to the vendor-developer strictly within the time stipulated in clause 2 above then in the such event vendor-developer shall be entitled to claim and receive the interest at the rate of 12% p.a. or unpaid balance sale price from the date of the default till the date of actual payment thereof from the purchaser. However, such grace period with interest shall not exceed more than 30 days.

12. That, the proportionate undivided share and interest in the said plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

13. That, the purchaser/s has satisfied herself/himself/themselves with respect to the vendor-Developer's title to the said property as good, valid and marketable and he/she/they has accepted the same without any further investigation. They/he/she has also satisfied with himself/herself/themselves about the developer's right to enter in to this agreement with purchaser/s.

14. That the said property is believed and shall be taken to be correctly described in the schedule herein under written and be sold subject to the outgoing agreements .restrictions and rights of the vendor-developer and other co-owners of the remaining undivided share in the said plot of land and the owners of the other built up spaces in the proposed building affecting the same and if any mis-statement error, or omission shall be discovered the same shall not annul this contract/agreement but all the same such mis-statement error, or omission will always be subject to correction by the parties, hereto.

15. That the purchaser has finally chosen to own and possess **apartment bearing No. C-1003**, on the **TENTH Floor** of the proposed building more particularly described in the schedule hereunder written.

क.स.उ.	
१०२६	२०२६
१०	४४



16. That, the vendor-developer shall not deliver the actual possession as well as execute the Sale Deed of the said apartment to the purchasers until the entire cost of construction including also the charges for installation of electric and water meters, legal expenses stamp duty, registration fees, GST/ Turn - over Tax/ Service Tax or other any tax, are paid by her / him/Them in full to the developers.

17. That, the purchasers agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the sale deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other apartment / UNIT owners inters in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970 and the rules made there under.

18. That, the available open space, the common areas and common facilities as may be provided in the said building shall be common use of all the apartment owners in the said building and shall always remain undivided and no partition or division of any part thereof will be affected or carried out by the purchaser severally or jointly with any other apartment owner/owners AS WELL AS separate car Parking area will be provided to the individual residential Unit owner at ground floor. Whereas the staircase of the said building shall be use commonly by all apartment/unit owners. That the common door/entrance at ground floor of the said Building shall be use by all unit/apartment owners.

19. That, the m the event of the purchasers committing breach of any of the terms and conditions herein contained, this agreement shall ipso facto come to an end and the amounts till then' subscribed by the purchaser towards the cost of construction of the apartment chosen by her/him shall be refunded to her/him free of any interest thereon and also after deducting Rs. 50,000/- by way of liquidated damages within three months from the date, this agreement stands terminated / cancelled and in such event her/his right to purchase the proportionate undivided share-and interest in the said plot of land shall also extinguished and come to an end simultaneously has a matter of course in such event the vendor-developer shall be at full liberty to sell the said undivided share and interest in the said plot of land also the said apartment to any prospective / intending buyer as may be approved by the developer without any further notice or reference to the purchaser.

20. That, the vendor developer reserves their rights to erect any additional construction of the available open space or on the top or terrace of the building of the F.S.I, in relation to the same plot of the land is increased at any future date and in such event the purchaser shall not prevent or obstruct the developer in so utilizing and dealing with such additional F.S.I, and in such event the prospective buyers of such additional apartment shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities, etc, as may be provided to the said building. It is specifically agreed by the purchaser that the percentage and proportion of undivided share in the said plot of the land shall always be subject to proportionate reduction if some additional apartments are constructed thereon

क.प.प.प.
२०२६/२०२६
९९ / ६६



by the developer and in such case the purchaser shall not claim any proportionate refund of the cost price of the land. The purchaser also further agrees that she/he will not erect a structure either permanent or temporary on the available open space or on the top / terrace of the said building.

21. That all taxes, Ceases, fees and other impost livable on the said property till the execution of this Sale Deed shall be payable by the Vendor and after sale deed the Purchaser shall be responsible for the payment of the same.

22. That installation of Electric Meter Charges & water meter, GST that shall be payable before the time registration of agreement to sale /sale deed by the purchaser to the vendors-developer.

23. That all expenses on account of preparation of this agreement to sale & Sale Deed including the cost of Stamp Duty and registration fees payable thereof shall be bear & payable by the PURCHASER, the stamp duty paid is as per the Govt. Rates.

SCHEDULE OF RESIDENTIAL UNIT/FLAT/PROPERTY HEREBY

AGREED TO BESALE

All that super structure comprising of the residential Flat/Unit No. C-1003, having carpet area admeasuring about 50.949 Sqr. Mtr. ,& Built Up area admeasuring about 55.549 Sq. Meters on Tenth Floor in Scheme known as "DEV HEIGHTS" together with proportionate undivided share & interest 0.76% in the land/Plot No. 84, admeasurements 3800.550SQ.MT in Scheme/Layout known as "PRABHA CITY" being a portion of entire land bearing Survey/Khasra No. 188/1A2, 191/3-B & 191/4 area admeasuring about 1.01, 0.81 & 1.21 Hectors respectively total area 3.03 Hectares (OR 3,03,000 Sq. Mtrs) of Mouza:- Pawangaon, P.H. No. 18, Tah.-Kamptee, Dist. - Nagpur.Tah.-Kamptee, Dist. - Nagpur.

The said Flat property which are bounded as under :

Boundaries of Flat No.C-1003

ON THE EAST : Lift & Staircase
ON THE WEST : OPEN SPACE
ON THE NORTH : Flat no. B-1003
ON THE SOUTH : Flat No.C- 1002

IN WITNESS WHEREOF THE VENDORS-DEVELOPERS, AND THE PURCHASERS
HEREINABOVE NAMED HAVE HERETO SET THEIR RESPECTIVE HANDS AND SIGNED
THIS DEED OF AGREEMENT AT KAMPTEE DIS.NAGPUR IN THE PRESENCE OF
ATTESTING WITNESSES SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN:
Drafted By R.D.Meshram 9373129917



mate refund
t erect any
terrace



FOR M/S SHREE TAJ CONSTRUCTION



Shree

1) SHRI. PRAMOD S/O DEORAOJI GHARDE
Proprietor,



FOR M/S MATOSHREE PRABHA BUILDERS & DEVELOPERS



Rprmodde

2) SMT. RUPALI W/O PRAMOD GHARDE
Proprietress,
(VENDORS-DEVELOPERS)



Rupali

1) MRS. JASVEER KAUR JAGPINDER SINGH WAHRA
(PURCHASER)

K.H.T.	
1020/2024	93/88



WITNESSES:



1) *20/8/24*



2) *Shree*



K.H.T.	
1020/2024	93/88



गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (व्यापार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पावनगाव (५३५७६४)

तालुका :- कामठी

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग

१८८/१ अ २/१९९/३ ब/१९९/४/पैकी/प्लॉट क्र ८४

वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
					जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
					आर.वॉ.मी	आर.वॉ.मी			आर.वॉ.मी		

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'F'

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number : **P50500018109**

- **Project DEV HEIGHTS**
- **Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 84, 188/1-A2 at Pawangaon, Kamptee, Nagpur, 441001**
- **RUPALI PRAMOD GHARDE** having its registered office / principal place of business at **Pawangaon, Kamptee, Nagpur, 440034**

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per sub-rule (2) of rule 9
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5

OR

- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid for a period commencing from **10/10/2018** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Dated: 05/01/2026
Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

For further details of this project please visit <https://maharera.maharashtra.gov.in/>

Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority

(Regulation No. 0.6.1)

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)	BP No. 07	Dispatch Date: 18/09/2018
Name of the Person	प्रमोद देवरावजी घाडे प्रो.मे.श्री ताज कन्स्ट्रक्शन्स,रुपाली प्रमोद घाडे प्रो.मे. मासोशी ग्राम बिल्डर्स अॅन्ड डेव्हलपर्स	RECEIVED THE REGIONAL DEVELOPMENT AUTHORITY
Address of the Applicant	प्लॉट नं ११९ स्वराज विहार कॉलनी वर्य नागपूर ४४०००९	
Permit No.:	B.E (NMRDA)/Eas/Kamptee Tehsil/ No. MB-735/20180727B/1149/07.	Date: 18-Sep-2018
Site of Proposed Work, Plot No.:	84	
Mouza & Khasra:	Pawangaon-191/3B	
Layout Name:	MALIK MAKBUJA KH NO; 188/1A-2,191/3B,191/4 Pawangaon-188/1A-2,191/4,191/3B,	

Sir, With reference to your application number MB-735 dated 27-JUL-2018 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1986 to carry out development work and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 14/08/2018. The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA if any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.
7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The information regarding completion of construction upto plinth level should be given in the Form as in Appendix "F" to the NMRDA. Further construction shall be carried out only after obtaining approval in prescribed format "G" from the NMRDA. If the information of completion of plinth is not given in Appendix "F" and approval in prescribed form "G" is not obtained from the NMRDA then the construction shall be treated as unauthorised and shall be liable for action under MRTP Act 1986.

क.म.ड.
०२६/२०१८
१६/१४



8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "H". This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate. The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "K" for part occupancy and "I" for full occupancy as the case may be issued. The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "I" or "K".

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution..

10. W.C, Bath & washing places shall conform to requirement contained in table 26 to 37 attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Metropolitan Commissioner's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 26 to 37 through licensed plumber as mentioned in 11 above and completion Notice in form "H" duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form "I" / "K".

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.3

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hindrance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 77 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act, 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the

21. Suitable letter delivery boxes should be installed at easily accessible places on road, 3

22. Necessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 21/02/2015

24. This sanction is subject to the conditions of Development Agreement Dated 03/12/2012 with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer NMC as a High Rise Building/Competent Authority Dated 04/03/2018

26. This sanction is subject to the conditions of NOC from Director of Microwave Department dated



27. This sanction is subject to the conditions of NOC from Airport Authority of India dated / / .
28. This sanction is subject to the conditions of NOC from Gram Panchayat Pawangaon dated / / .
29. Necessary arrangement for Solar Water Heater shall be incorporated.
30. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner, NMRDA vide order dated 14/08/2018.
31. The development agreement of land under reference is approved by Chairman NIT/Metropolitan Commissioner, NMRDA vide order dated 03/12/2012.
32. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if construction done in contravention to this sanction/DCPR Rule & MRTP Act 1966 as and when embedded.
33. The provisions of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.
34. If any error / mistake is found in the compilation sheet or calculations in the plan which are not in conformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.
35. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.
36. If any defects are found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
37. The building construction shall be completed under the supervision of licensed civil engineer/architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.
38. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.
39. This sanction is subject to the conditions of NOC's from Government Department, dated / / .
40. This permission is subject to the conditions mentioned in the letter of Additional Collector and Competent Authority U.L.C., Nagpur dated: / / .
41. This permission is subject to the condition of development agreement dated 03/12/2012.
42. This permission is subject to the condition of amalgamation letter dated / / .

Enclosure :

One Copy / One Set of Sanctioned Plan



2010072751

Copy To:

1. The Divisional Engineer-I, NMRDA with a copy of sanctioned building permit, building plan (enclosed herewith) for necessary action

Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 31/03/2018 OF
STRUCTURAL DESIGNER AND APPLICANT.

This Sanction is Subject to Conditions
Mentioned in Release Letter Dt 17/02/2018

Subject to the Condition laid
down by Fire Brigade Deptt.
Nagpur Mpl. Corporation Vide
Letter No. 2374 dt 01/09/2018

-Sd-
Assistant Engineer
Nagpur Metropolitan Region
Development Authority
Nagpur

