



CHALLAN
MTR Form Number-6



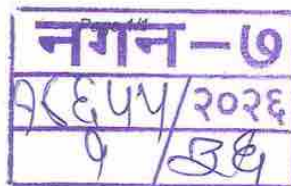
GRN	MH011362468202627E	BARCODE			Date	05/10/2026-12:16:33		Form ID	25.1				
Department Inspector General Of Registration					Payer Details								
Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)								
Type of Payment Registration Fee					PAN No.(If Applicable)		CEXXXXXXL						
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		BHUMESHWARI R RAHANGDALE AND ROHANIPRASAD RAHANGDALE						
Location NAGPUR													
Year 2026-2027 One Time					Flat/Block No.		AS PER SCHDULE						
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				108000.00	Road/Street		MOUZA LAVA						
0030063301 Registration Fee				18000.00	Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	2	3
					Remarks (If Any)								
					PAN2=ABQFM9982L~SecondPartyName=METROCITY DEVELOPERS~								
					Amount In		One Lakh Twenty Six Thousand Rupees Only						
Total				126,000.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332026100511268		3007798582				
Cheque/DD No.					Bank Date	RBI Date	05/10/2026-12:18:11		Not Verified with RBI				
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : XXXXXX8222

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निवृत्त कार्यलयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



Print Date 05-10-2026 12:18:21

नगन-७
१६६५५/२०२६
२/२६



SALE DEED

Valued at Rs. 18,00,000/-

Market Value – -8,49,400/-

Mouza – LAVA, Survey No. 241

(METROCITY - 9)

Plot No. 30, admeasuring 112.50 Sq. Mtr. (1210.95 Sq. ft.)

THIS SALE DEED is made and executed at Nagpur on
this 06th day of **October 2026**, BY AND BETWEEN:

M/S. METROCITY DEVELOPERS, A Registered Partnership Firm,
bearing Registration No. NG000006711, having its Office at Ground Floor, 11-A,
Khare Town, Near Dhanwantari Hospital, Dharampeth, Nagpur-440010 (Income
Tax PAN ABQFM9982L), and acting through its Partners (1) **PRASHANT
BONGIRWAR HUF** PAN AAQHP5771B through Its Karta **SHRI. PRASHANT
S/o MANOHARRAO BONGIRWAR**, Aged about 56 Years, Occupation –
Business, PAN AAPPB8477P & AADHAR UID 2563 1565 3287, Mobile No.
9822577701, Resident of 11-A, Khare Town, Near Dhanwantari Hospital,
Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, (2) **SHRI. VISHAL
S/o VASANT GANDHEWAR**, Aged about 45 Years, Occupation – Business,

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PAN AZQPG8412P & AADHAR UID 7709 7801 8477, Mobile No. 8421243473, Resident of Flat No. 207, Rachana Sahil Apartment, Subhash Nagar T-Point, South Ambazari Road Ranapratap Nagar, Nagpur Nagpur-440022, hereinafter called the **VENDOR**, 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**.

IN FAVOUR OF

MR. ROHANIPRASAD RAHANGDALE

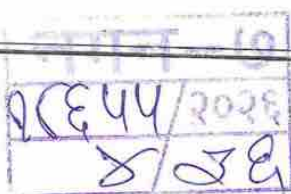
D.O.B. 20/01/1990 Age: 36 yrs Occupation: Business,
Mob No. -9168134016, Email ID : rahangdalerohan1@gmail.com,
PAN No. - CEXPR-6392-R, UIDAI NO 2337 2125 4239,
Address - C/o. Rameshwari Patel, Katol Bypass Road, Bhivsen Khorl,
Chintamani Nagar, Dabha, Wadi, Hingna, Nagpur, Maharashtra - 440023.

Tahsil and District - NAGPUR, hereinafter known and referred to as the "**ALLOTTEE/PURCHASER/S**" which expression shall unless repugnant to the context and meaning thereof, always mean and include the said "**ALLOTTEE/PURCHASER/S**", as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the **OTHER PART**,

WHEREAS, the **VENDOR/PROMOTER** is the exclusive owner of ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 241 of MOUZA - LAVA, P.S.K. 4-A, having an area of 3.88 Hectares (i.e. 38800.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at Village - Lava, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR; AND

WHEREAS, ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 35/2 of MOUZA - LAVA, having an area of 4.18 Hectares, held in Occupancy Class-2 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-Lava in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Yema Mengya Nitnavare along with other agricultural land, according to the records of the year 1954-55 under section 115 of the Madhya Pradesh Land Revenue Code, 1954; AND

WHEREAS, the aforesaid Shri. Yema Mengya Nitnavare died in the year 1958, and consequent upon his demise, the aforesaid property mainly divided among his five legal heirs namely Shri. Jukkal Yema Nitnavare, Shri Hari Yema



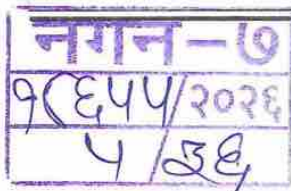
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Nitanavare, Shri. Pancham Yema Nitanavare and Shri. Chintaman Yema Nitanavare and only daughter Anjanabai Santosh Doifode (Before Marriage Anjanabai Yema Nitanavare), the entries of his legal heir has been taken in the book vide Ferfar No. 47 dated 01-11-1979; AND

WHEREAS, according to Adhikar Abhilekh Panji, the right has been recorded over the said Agricultural land bearing Survey/Khasra No. 35/2 having an area of 4.18 Hectares of MOUZA – LAVA in the name of Pandu Dagdu Bhange and after his death the Name of Eiknath Pandu was registered. But according to proposal No. T/Lava/F.R. 42, 5/91, Orders 19/91, 47/91, 27/92, 10/93, 22/93, 33/93 of Bhumapan Tehsildar Nagpur, the order of Hon. Superintendent Land Records Nagpur dated 30-05-1994 in Case No. S. V. 23/S/Case No. 42/89, 5/91, 19/91, 47/91, 27/92, 10/93, 22/93, 33/93 and 30/93 to 297/94 were passed in total 276 cases and Order of Inspector Land Records Nagpur (Rural) dated 02-11-2006 there were modifications in all Mouza - Lava records, as per the said modification the names of Shri. Jukkal Yema Nitanavare, Shri Hari Yema Nitanavare, Shri. Pancham Yema Nitanavare and Shri. Chintaman Yema Nitanavare and Anjanabai Santosh Doifode should be recorded in all records vide Ferfar No. 439 dated 02-09-2007. But the order of Hon. Superintendent Land Records, Nagpur dated 30-05-1994 in Case No. S. V. 23/S/Case No. 42/89, 5/91, 19/91, 47/91, 27/92, 10/93, 22/93, 33/93 and 30/93 to 297/94 were passed in total 276 cases and Order of Inspector Land Records Nagpur (Rural) dated 02-11-2006 there were modifications in all Mouza - Lava records, as per the said modification, the said agricultural land bearing Survey/Khasra No. 241 having an area of 3.88 Hectares was fixed and according to the revenue records of the said agricultural land to the above heirs Ownership and possession have been obtained; AND

WHEREAS, the aforesaid Anjanabai Santosh Doifode left for heavenly abode on 23-04-2000 and consequent upon her demise her share in the aforesaid property devolved upon her only son namely Shri. Ashok Santoshrao Doifode by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 329 dated 30-07-2005; AND

WHEREAS, during the course of time the aforesaid Shri. Jhukkal Yema Nitanaware left for his heavenly abode on 04-07-1987 and consequent upon his demise his share in the aforesaid property devolved upon his 4 sons namely (i) Shri. Roshan Jhukkal Nitanaware, (ii) Shri. Hansdas Jhukkal Nitanaware (iii) Shri. Vasanta Jhukkal Nitanaware (iv) Shri. Bhimrao Jhukkal Nitanaware and 3 daughters namely (i) Smt. Bhaganbai Dashrath Shambharkar, (ii) Smt. Leelabai Premdas Aavle and (iii) Mrs. Kaushalyabai Sadashiv Nagrare, by intestate succession being the only heirs of the deceased; AND



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WHEREAS, the aforesaid Smt. Bhaganbai Dashrath Shambharkar left for her heavenly abode on 01-06-2015 and consequent upon her demise her share in the aforesaid property devolved upon her 2 sons namely Shri. Ashok Dashrath Shambharkar, and Shri. Pramod Dashrath Shambharkar, and 4 married daughters namely (i) Mrs. Malabai Ramesh Tambe, (ii) Mrs. Pramila Doma Meshram, (iii) Mrs. Baby Ramdas Gaikwad and Mrs. Lata alias Leela Siddharth Kale by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 2530 dated 18-04-2016; AND

WHEREAS, the aforesaid Shri. Hansdas Jhukkal Nitaware left for heavenly abode on 21-09-2020 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Kanta Hansdas Nitaware, 2 sons namely (i) Shri. Manoj Hansdas Nitaware, (ii) Shri. Mahendra Hansdas Nitaware and 3 daughters namely (i) Smt. Babita Ujjwal Barahate, (ii) Smt. Leena Vimlesh Jaamgade and (iii) Smt. Priya Sacchidanand Meshram, by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record. And the aforesaid Shri. Bhimrao Jhukkal Nitaware the legal heirs of Shri. Jhukkal Yema Nitaware left for heavenly abode on 15-07-2016 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Nanubai Bhimrao Nitaware, 2 sons namely (i) Shri. Prashant Bhimrao Nitaware, (ii) Shri. Pravin Bhimrao Nitaware and only daughter namely Mrs. Perna Sunil Lingayat by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 2738 dated 29-05-2017; AND

WHEREAS, the aforesaid Mrs. Perna Sunil Lingayat left for heavenly abode on 21-06-2017 and consequent upon her demise her share in the aforesaid property devolved upon her husband. Shri. Sunil Ashok Lingayat, 2 sons namely (i) Shri. Swapnil Sunil Lingayat, (ii) Shri. Samrat Sunil Lingayat and only daughter namely Miss. Purvi Sunil Lingayat by intestate succession being the only heirs of the deceased; AND

WHEREAS, the aforesaid Shri. Hari Yema Nitaware left for heavenly abode on 14-04-1998 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Bayajabai (Baynabai) Hari Nitaware, son namely Shri. Sheshrao Hari Nitaware and 2 married daughters namely (i) Mrs. Rama Satish Manvtakar, (ii) Ananda Kevalram Tambe, by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 329 dated 30-07-2005; AND



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WHEREAS, the aforesaid Smt. Bayajabai (Baynabai) Hari Nitnaware left for heavenly abode on 15-05-2017 and there were no other legal heirs left consequent to her demise other than the ones mentioned above, the aforesaid Ananda Kewalram Tambe left for heavenly abode on 28-11-2020 (her son namely Shri. Vilas Kewalram Tambe predeceased her on 23-11-2020) and consequent upon her demise her share in the aforesaid property devolved upon her son Shri. Pramod Kewalram Tambe and only married daughter namely Mrs. Shashikala Ramesh Dule, daughter-in-law Smt. Amrapali Vilas Tambe Widow, Aditya Vilas Tambe and Apeksha Vilas Tambe, and the same is recorded in the Revenue Record Vide Ferfar Entry No. 3519 dated 20-05-2021; AND

WHEREAS, the aforesaid Shri. Sheshrao Hari Nitnavare left for heavenly abode on 08-04-2018 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Usha Sheshrao Nitnavare and only son namely Shri. Kapil Sheshrao Nitnavare, and 3 married daughters namely Mrs. Manisha Subhash Dhore, Mrs. Rajani Prashant Mankar and Mrs. Komal Niljay Nagrare and the same is recorded in the Revenue Record Vide Ferfar Entry No. 3905 dated 12-12-2022; AND

WHEREAS, the aforesaid Shri. Chintaman Yema Nitnavare left for heavenly abode on 11-03-2007 and consequent upon his demise his share in the aforesaid property devolved upon his 2 sons namely Shri. Raju Chintaman Nitnavare and Shri. Pradeep Chintaman Nitnavare, and 2 married daughters namely Mrs. Shalini Shiva Lingayat and Mrs. Nalanda Bhagwan Waghmare and the same is recorded in the Revenue Record Vide Ferfar Entry No. 473 dated 05-12-2007; AND

WHEREAS, the aforesaid Shri. Raju Chintaman Nitnavare left for heavenly abode on 01-06-2022 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Babita Raju Nitnavare and only son namely Shri. Harsh Raju Nitnavare and the same is recorded in the Revenue Record Vide Ferfar Entry No. 4106 dated 17-04-2023; AND

WHEREAS, the aforesaid Shri. Pancham Yema Nitnavare left for heavenly abode on 05-05-2015 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Devakubai Pancham Nitnavare, 5 sons namely Shri. Tarachand Pancham Nitnavare, Shri. Kalidas Pancham Nitnavare, Shri. Gajanan Pancham Nitnavare, Shri. Ramdas Pancham Nitnavare, and only married daughter namely Mrs. Bebi Madhukar Karwade and the same is recorded in the Revenue Record Vide Ferfar Entry No. 2492 dated 03-02-2016; AND



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WHEREAS, the aforesaid Smt. Devakubai Pancham Nitnavare left for heavenly abode on 29-01-2022 and consequent upon her demise her share in the aforesaid property devolved upon her heirs namely Shri. Tarachand Pancham Nitnavare, Shri. Kalidas Pancham Nitnavare, Shri. Gajanan Pancham Nitnavare, Shri. Ramdas Pancham Nitnavare, and only married daughter namely Mrs. Bebi Madhukar Karwade and the same is recorded in the Revenue Record; AND

WHEREAS, the aforesaid Shri. Kalidas Pancham Nitnavare left for heavenly abode on 20-01-2019 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Karunabai Kalidas Nitnavare, 2 sons namely Shri. Ritesh Kalidas Nitnavare and Shri. Nikhil Kalidas Nitnavare, and only married daughter namely Mrs. Rasika Vipin Tabhane and the same is recorded in the Revenue Record. As a result therefore the above said present owners have now become an exclusive, absolute and full owners of their respective shares in the aforesaid property bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A having an area of 3.88 Hectares with heritable and transferable rights therein and the same is recorded in the Revenue Record; AND

WHEREAS, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4-A having an area of 3.88 Hectares, is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Tahsildar, Nagpur, vide its Order passed in the Revenue Case No. 253/LND-18/2018-19 dated 27-07-2018 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2970 dated 27-07-2018; AND

WHEREAS, the aforesaid (i) Shri. Ashok Santoshrao Doifode, (ii) Shri. Tarachand Pancham Nitnavare, (iii) Shri. Gajanan Pancham Nitnavare, (iv) Shri. Ramdas Pancham Nitnavare, (v) Mrs. Bebi Madhukar Karwade, (vi) Smt. Karunabai Kalidas Nitnavare, (vii) Shri. Ritesh Kalidas Nitnavare, (viii) Shri. Nikhil Kalidas Nitnavare, (ix) Mrs. Rasika Vipin Tabhane, lateron transferred/sold their respective share in the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 1.55 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the



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VENDOR/PROMOTER named hereinabove, by a Sale Deed dated 11-08-2023, which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 8380 on even date; AND

WHEREAS, the aforesaid (i) Smt. Shalini Shiva Lingayat, (ii) Mrs. Nalanda Bhagwan Waghmare, (iii) Shri. Pradeep Chintaman Nitnavare, (iv) Smt. Babita Raju Nitnavare, (v) Shri. Harsh Raju Nitnavare, lateron transferred/sold their respective share in the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.77 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the VENDOR/ PROMOTER named hereinabove, by a Sale Deed dated 24-08-2023, which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 8795 on even date; AND

WHEREAS, the aforesaid Smt. Usha Sheshrao Nitnavare and 10 others lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.77 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the VENDOR/PROMOTER named hereinabove, by a Sale Deed dated 20-12-2023, which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 12942 on even date; AND

WHEREAS, the aforesaid Shri. Vasanta Zukul Nitnavare and 22 others lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.77 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the VENDOR/PROMOTER named hereinabove, by a Sale Deed dated 01-01-2024,

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which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 35 on even date; AND

WHEREAS, the aforesaid land bearing Khasra No. 241 of MOUZA – LAVA is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), vide his Order Dated 07-10-2025 passed in Revenue Case No. 27/NAP-34/2025-2026; AND

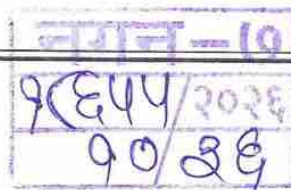
As a result therefore the said **M/S. METROCITY DEVELOPERS**, the **VENDOR/PROMOTER** named hereinabove has now become an exclusive, absolute and full owner of the aforesaid property comprising ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, having an area of 3.88 Hectares (i.e. 38800 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein.

WHEREAS, the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area; AND

WHEREAS, the aforesaid **M/S. METROCITY DEVELOPERS**, the **VENDOR/PROMOTER** named hereinabove later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as “**METROCITY-9**” and the said layout is Finally sanctioned and approved by the Executive Engineer, Nagpur, Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/DPC/Agree/1994 Dated 20-01-2026; AND

WHEREAS, the **VENDOR/PROMOTER** has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Executive Engineer, NMRDA; AND

WHEREAS, the **VENDOR/PROMOTER** got the Lay-out Project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority and the said Authority granted



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the registration of the Project bearing No. PP1190002502366 and the same is attached hereto; AND

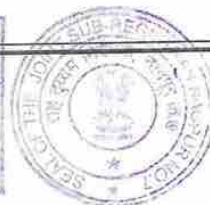
WHEREAS, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-out, approached the VENDOR/PROMOTER herein and visited the office of the VENDOR/PROMOTER and also satisfied himself/ herself/ themselves in respect of the title of the said entire property and VENDOR/PROMOTER authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers; AND

WHEREAS, the ALLOTTEE/PURCHASER/S here-in-above approached to the VENDOR/ PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said Lay-out known as "METROCITY-9" and has agreed to pay the cost of developed plot to the VENDOR/PROMOTER; AND

WHEREAS, the VENDORS/PROMOTERS here-in decided to sell the various Lay-out plots and the PURCHASER/S approached the VENDOR/PROMOTER for purchase of Plot in the said Lay-out and the VENDOR/PROMOTER having accepted the proposal of the ALLOTTEE/PURCHASER/S agreed to sell the Plot No. 30, admeasuring about 112.50 Sq. Mtrs. (OR 1210.95 Sq. Ft.) for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) upon following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) That in consideration of total sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) paid by the ALLOTTEE/PURCHASER/S to the VENDOR/PROMOTER as per the Manner of Payment appearing in the Schedule - "B" appended herewith, the receipt whereof the VENDOR/PROMOTER do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the ALLOTTEE/PURCHASER/S the property being ALL THAT piece and parcel of land bearing Plot No. 30, admeasuring about 112.50 Sq. Mtrs. (OR 1210.95 Sq. Ft.) (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "METROCITY-9", carved on non-agricultural land bearing Khasra / Survey No. 241 of MOUZA - LAVA, P.S.K. 4-A, situated at Village - Lava, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR and more particularly described in the Schedule hereunder written, alongwith all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE ALLOTTEE/PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.



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: MANNER OF PAYMENT :

Rs.	2,50,000 =00	(Rupees Two Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor by Cheque. No. 000003 On dated 24/08/2026, drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	1,50,000 =00	(Rupees One Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor Through Bank TRF IMPS Ref. No. 627847727510 On dated 05/10/2026, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	14,00,000 =00	(Rupees Fourteen Lakh) Only paid by the Purchaser to the Vendor by D.D. No./Ch. No. 911580 On dated 29/09/2026 at the time of submission of sale deed by availing Loan from ICICI Housing Finance Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs	18,00,000 =00	(TOTAL RUPEES EIGHTEEN LAKH ONLY)

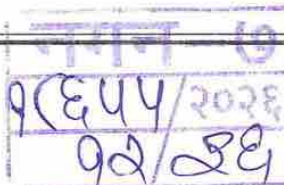
(2) THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the ALLOTTEE/PURCHASER/S absolutely forever with heritable and transferable rights therein.

(3) THAT the VENDOR/PROMOTER further assures the ALLOTTEE/PURCHASER/S that the property hereby sold is its separate property belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the VENDOR/PROMOTER assures to the ALLOTTEE/PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way or sale to the ALLOTTEE/PURCHASER/S.

(5) THAT the VENDOR/PROMOTER further assures to the ALLOTTEE/PURCHASER/S that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone.

(6) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the ALLOTTEE/PURCHASER/S without any interruption or disturbance by the VENDOR/PROMOTER or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.



Contd. ...

- (7) THAT the VENDOR/PROMOTER will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER/S and his/her/their heirs, successors and assigns etc. as may reasonably be required.
- (8) THAT the VENDOR/PROMOTER have paid upto this date all dues with respect to non agricultural assessments, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the VENDOR/PROMOTER undertakes to pay the same and keep the ALLOTTEE/PURCHASER/S always indemnified against such payments.
- (9) THAT the VENDOR/PROMOTER has this day delivered the actual physical possession of the property hereby sold to the ALLOTTEE/PURCHASER/S in vacant condition at the time of execution of this Sale Deed and the ALLOTTEE/PURCHASER/S has/have taken over the same.
- (10) THAT the VENDOR/PROMOTER will support any application made by the ALLOTTEE/PURCHASER/S for mutation of name on the property hereby sold and shall render necessary assistance to the ALLOTTEE/PURCHASER/S for obtaining the mutation in respect thereof in favour of the ALLOTTEE/PURCHASER/S in all relevant records.
- (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 shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- (12) THAT the VENDOR/PROMOTER has delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the ALLOTTEE/PURCHASER/S at the time of execution of this Sale Deed.
- (13) THAT in case the ALLOTTEE/PURCHASER/S is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDOR/PROMOTER or any encumbrance or charge on the same to which this sale is not subject, the VENDOR/PROMOTER will indemnify the ALLOTTEE/PURCHASER/S in all respects.
- (14) THAT the VENDOR/PROMOTER covenants with the ALLOTTEE/PURCHASER/S that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.



Contd. ...

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

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

(17) THAT the ALLOTTEE/PURCHASER/S covenant that he/she/they shall get the building plan approved from the appropriate authority at his/her/their own cost and shall construct the house on the said plot or land as per rules and regulations of appropriate authorities.

(18) It is agreed that the ALLOTTEE/PURCHASER/S shall obtain his/her/their own electric meter on payment of necessary deposit, connection charges, overhead expenses to the MSEDCL / SNDL as and when required.

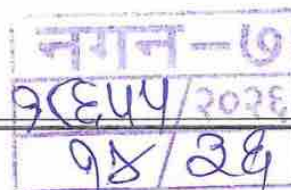
(19) THAT expenses on account of payment of Stamp Duty and Registered Fees and other related expenses are borne and paid by ALLOTTEE/PURCHASER/S.

(20) That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendor from the date of execution of sale deed to the next five years and after that the responsibility of maintenance of the said plot is of the purchaser/Society of the said layout. If the purchaser fails to pay such maintenance charges as determined by the vendors then the same amount will have to pay by the respective associates of that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutate the name of customers in Govt. records.

SCHEDULE – "A"

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land Plot No. 30 admeasuring about 112.50 Square Meters. (OR 1210.95 Square Feet) (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "METROCITY-9" carved on non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR and the same is bounded as under:

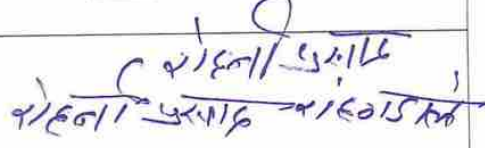


Contd. ...

Plot No. 30

ON THE EAST - BY KHASARA BOUNDARY,
 ON THE WEST - BY 9.00 MTR ROAD,
 ON THE NORTH - BY PLOT NO. 31,
 ON THE SOUTH - BY PLOT NO. 29.

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

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. METROCITY DEVELOPERS 1)  (PRASHANT BONGIRWAR, HUF) through Karta PRASHANT MANOHARRAO BONGIRWAR
02			2)  (VISHAL VASANT GANDHEWAR) Partners <u>VENDOR/PROMOTER</u>
03			 <u>MR. ROHANIPRASAD RAHANGDALE</u> <u>PURCHASER</u>
<u>WITNESSES :-</u>			
01			1)  महेश पुनाराम शरणागत

नगन-७
१६५५/२०२६
१५/०६

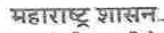


Contd. ...

02			 2) <u>सवित्र गोरेलाल देवमारे</u>
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नगन-७
 १८६५५/२०२६
 १६/२६





[यहलान्द जमीन महान्तर अन्वितार अनिलेष्ट अगोषि मीनलान्द (लज्जलान्द य मन्विलान्द वेगोषि) निचम, १९९१ घालोम निचम ३,५,६ अगोषि ७]

जिल्हा :- नागपूर

31249672811

शेताचे स्थानिक नाव :

THE UNIVERSITY OF CHICAGO

[महाभारत अथवा महाभारत अधिपति आचार्य श्रीमद्भगवत्पाद (अथवा श्रीमद्भगवत्पाद) विना, १९५१ यात्री विना २६]

जिल्हा :- नागपूर

			पिकाखालील शेताचा संपर्कात					लागवडीसाठी उपलब्ध नसलेली जमीन		शेता
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्थळ	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					के.आर. पी.पी		के.आर. पी.पी			के.आर. पी.पी

"या प्रमाणित प्रतीमाठी फा. नं. १५-४ मिळाले."

सांकेतिक कोड :- 270900090108280000220261235

ग्राम महसूल अधिकारी साझा :- लाव्हा त.सा.क्र. 4 अता :- नागपूर

ग्राम सहसुल अधिकारी
त.सा.क्र.४अ, लाव्हा
ता नागपूर (चा) जि नागपूर

96/54



<https://mahaferfar1.enlightcloud.com/DDM/PgHtml>

06-Feb-26



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

PP1190002502366

- Project **Metrocity-9**
- Plot Bearing / CTS / Survey / Final Plot No.: **KH No. 241, Ph No 4 A at Lavha, Nagpur (Rural), Nagpur, 440023**
- **METROCITY DEVELOPERS** having its registered office / principal place of business at **Nagpur (Urban), Nagpur, 440010**
- Additional project details are provided as an annexure

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

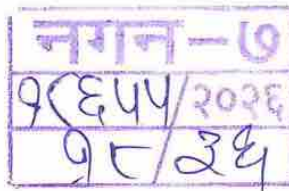
- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
- 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 **16/02/2026** and ending with **31/01/2030** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 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: 16/02/2026

Place : Mumbai



Digitally Signed By
Prakash Kaluram Sabale
Secretary, MahaRERA)

16 FEB 2026 01:47:51 PM +05'30



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

No. E.E./NMRDA/DP(R-4) 1996

Nagpur, Date: 22/01/2026

To,

✓ Metro City Developers Through Authorized Partner
Shri. Prashant Manoharrao Bongirwar, Shri. Vishal Vasant Gandhewar,
R/o. 3rd floor, N.K.Y. Tower, Ajani Chowk, Wardha Road, Nagpur-440015.

Subject :- Release of initial 40 % of the Plots in Layout on Land Khasra No. 241 of Mouza Lawa,
Tah. Nagpur (Rural), Dist:-Nagpur.

Reference :- 1) Your application dated 20/01/2026
2) Development Agreement dated 20/01/2026.

With reference to above following 67 Nos. of Plots are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from final approved layout plan as per Hon'ble Metropolitan Commissioner, NMRDA orders dt. 24/12/2025.

Sr. No.	Plot No.	Plot Size	Gross Area Of Each Plot (Sq.mt.)	Deduction For Tangent (Sq.mt.)	Area In (Sq.mt.)	No Of Plots	Total Area
1	1	10.24 x 16.00	163.84		163.84	1	163.84
2	2, 3, 139, 143, 120	7.00 x 16.00	112.00		112.00	5	560.00
3	8	1/2 (8.68 + 9.06) x 18.90	167.64	7.57	160.07	1	160.07
4	10	8.50 x 18.90	160.65		160.65	1	160.65
5	15	1/2 (12.21 + 12.80) x 30.35	379.53	15.06	364.47	1	364.47
6	18, 19, 22, 24, 25, 26, 37, 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, 51, 59, 60, 61, 62, 77, 78, 79, 80	7.00 x 15.00	105.00		105.00	26	2730.00
7	20, 21	10.00 x 15.00	150.00	7.25	142.75	2	285.50
8	28	1/2 (9.00 + 10.37) x 15.00	145.28		145.28	1	145.28
9	29, 30, 31, 32, 33, 34, 63, 65, 66, 67, 68, 71, 72, 73, 74, 75, 76	7.50 x 15.00	112.50		112.50	17	1912.50
10	35	1/2 (12.95 + 9.01) x 15.00	164.70	8.19	156.51	1	156.51
11	36	1/2 (13.12 + 9.18) x 15.00	167.25	6.91	160.34	1	160.34
12	46	1/2 (10.00 + 11.37) x 15.00	160.28	7.93	152.35	1	152.35
13	47	1/2 (8.63 + 10.00) x 15.00	139.73	7.47	132.26	1	132.26
14	56	9.00 x 15.00	135.00		135.00	1	135.00
15	58	1/2 (15.86 + 8.33) x 15.00	181.43	6.06	175.37	1	175.37
16	69	1/2 (9.40 + 8.50) x 10.16 + 1/2 (8.50 + 10.84) x 4.84	137.73	7.93	129.80	1	129.80
17	70	1/2 (10.84 + 18.07) x 15.00	216.83	8.26	208.57	1	208.57
18	81	3.35 x 15.00	125.25		125.25	1	125.25
19	85	7.50 x 18.00	135.00		135.00	1	135.00
20	105	1/2 (8.00 + 16.53) x 17.00	208.51	6.06	202.45	1	202.45
21	106	8.00 x 17.00	136.00		136.00	1	136.00
Total						67	8331.21

Total plot area released = 8331.21 Sq.m.

(L. Y. Raut)

Executive Engineer-1,
Nagpur Metropolitan Region Development Authority

N.B. :- 1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Development Agreement executed by Metro City Developers Through Authorized Partner Shri. Prashant Manoharrao Bongirwar, Shri. Vishal Vasant Gandhewar & NMRDA.
2) The remaining plots will be released after completion of development works as per clause No. 17 (b to c) of Development agreement dated 20/01/2026.

Copy to :- 1. Executive Engineer-2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (West), N.M.R.D.A., Nagpur.

(L. Y. Raut)

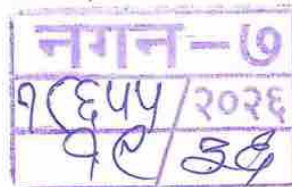
Executive Engineer-1,
Nagpur Metropolitan Region Development Authority

Address : Station Road, Sadar, Nagpur - 440 001

Phone : 0712-2533202

Fax : 0712-2531079

E-Mail : nmrda@hotmail.com





श्री. कल्याणकुमार डहाट, तहसीलदार, नागपूर (ग्रामीण) यांचे कार्यालय, नागपूर

रा. मा. क्र. २७/एन.ए.पी.-३४/२०२५-२०२६

मौजा - लाव्हा, प. ह. नं.- ४-अ

दिनांक- ०६ ऑक्टोबर, २०२५

वाचा : मा.जिल्हाधिकारी, नागपूर यांचे अधिकार प्रदान आ देश क्रं.प्रस्तुत/कावि-१४६९/२२, दि.१९/०९/२०२२.

महाराष्ट्र जमीन महसूल संहिता, १९६६, च्या कलम -४२-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा- नागपूर, तालुका-नागपूर (ग्रामीण), मौजा - लाव्हा, प. ह. नं.- ४-अ च्या शेत सव्हे क्रमांक २४१, आराजी ३.८८ हे. आर. (३८८००.०० चौ. मी.) पैकी ३.६७९८७६ हे. आर. (३६७९८.७६ चौ. मी.) या जमिनीच्या भोगवटदारास महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये, "निवासी" अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास कार्यकारी अभियंता-१, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचा मंजूरी अहवाल क्र. का. अभि./नामप्रवित्रा/४९५, दिनांक- १७/०९/२०२५, अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबंधी निवोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. तात्पुरते मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT				
1.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	36798.76	SQ.M	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	38800.00	SQ.M	
	B) AS PER MEASUREMENT SHEET	36798.76	SQ.M	
	C) AS PER SITE	36798.76	SQ.M	
2.	DEDUCTIONS FOR			
	A) PROPOSED 18.00 M. WIDE D.P. ROAD WIDENING AREA	545.39	SQ.M	
	B) ANY D.P. RESERVATION AREA	0.00	SQ.M	
	C) EXTERNAL STRUCTURE IN PLOT	0.00	SQ.M	
	D) NOT IN POSSESSION	0.00	SQ.M	
	(TOTAL A+B+C+D)	545.39	SQ.M	
3.	BALANCE AREA OF PLOT (1-2)	36253.37	SQ.M	100.00%
4.	AMENITY SPACE (IF APPLICABLE)			
	A) REQUIRED (5.00% OF 36253.37 SQ.M.)	1812.67	SQ.M	5.00%
	B) ADJUSTMENT OF 2(B), IF ANY	-----	SQ.M	
	C) PROPOSED	1813.81	SQ.M	5.00%
5.	NET PLOT AREA (3-4 (C))	34439.56	SQ.M	
6.	RECREATIONAL OPEN SPACE/PLAY GROUND (IF APPLICABLE)			
	A) REQUIRED (10.00% OF 36253.37 SQ.M.)	3625.34	SQ.M	10.00%
	B) PROPOSED	3632.68	SQ.M	10.02%
7.	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.25 + 50.00)	75.25	SQ.M	0.21
8.	INTERNAL ROAD AREA (NET PLOT - (PLOTABLE AREA + OPEN SPACE + MSEB + EXTERNAL STRUCTURE))	9820.14	SQ.M	27.09
9.	SERVICE ROAD AND HIGHWAY WIDENING	0.00	SQ.M	
9.	PLOTABLE AREA	20911.49	SQ.M	57.68%
10.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS =(5/10)	1.646	SQ.M	

नगन-७
१६६५५/२०२६
२०/३६





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ज्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रुपांतरण कराची व वर नमुद "निवासी" अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यात येते.

उपरोक्त प्रमाणे कार्यकारी अभियंता-१, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांनी शिफारस केलेल्या जागेचे एकूण क्षेत्रफळ/आराजी ३.८८ हे. आर. (३८८००.०० चौ. मी.) पैकी ३.६७९८७६ हे. आर. (३६७९८.७६ चौ. मी.) "निवासी" प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच २२७२५.३० चौ. मी. (AREA UNDER PLOT २०९११.४९ + AMENITY SPACE PROPOSED १८१३.८१ = २२७२५.३०) चौ. मीटरला १० पैसे प्रति चौ. मीटर याप्रमाणे अकृषक महसूल कर रुपये २,२७३/-, ग्रामपंचायत कर अकृषक करा एवढा रुपये २,२७३/-, जिल्हा परिषद सेस सारा ७ पट अकृषक कराच्या रुपये १५,९११/- परावर्तीत कर अकृषक सान्याचे ५ पट म्हणजेच रुपये ११,३६५/- असे एकूण रुपये ३१,८२२/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तीना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्राधिकरणावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या "निवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये नागपूर महानगर प्रदेश विकास प्राधिकरण, यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून ही सनद देण्यात येत आहे.

१. आकारणी उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जूलै, २०२६ (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये २,२७३/- (रुपये दोन हजार दोनशे त्र्याहत्तर फक्त) या दराने परिगणीत होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकाऱ्यांकडून, वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.
२. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील.
३. वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.
४. सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वार्डस मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.
५. उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकाऱ्यास, उक्त संहितेच्या आणि तदन्वये, करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास वाटेल अशी आकारणी भरल्यावर आणि कलम ३२९ च्या पोटकलम (२) च्या अधिनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटादार यांच्या वहीवाटी असल्याचे चालू ठेवता येईल.





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त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकाऱ्यांनी/जिल्हाधिकाऱ्याने प्राधिकृत केलेल्या अधिकाऱ्याने या ठिकाणी महाराष्ट्राचे राज्यपाल यांचे वतीने स्वाक्षरी केली आहे, आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुद्धा दिनांक- ०८ ऑक्टोबर, २०२५ रोजी त्याची स्वाक्षरी येथे केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

मेसर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार

विशाल वसंत गंधेवार *dandhewar*

प्रशांत मनोहरराव बोंगीरवार एच.यु.एफ. *Prashant*

(साक्षीदारांची स्वाक्षरी व नांव)

अ) *[Signature]*

श्री. राजहंस तेजराज मोहोड

ब) *[Signature]*

श्री. मुकेश बासुदेवराव धोटे

(साक्षीदारांची स्वाक्षरी व नांव)

अ) *[Signature]*

श्री. राजहंस तेजराज मोहोड

ब) *[Signature]*

श्री. मुकेश बासुदेवराव धोटे

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वतः मेसर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार विशाल वसंत गंधेवार, प्रशांत मनोहरराव बोंगीरवार एच.यु.एफ. यांनी स्वाक्षरी केलेली आहे. ती अ व ब व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

स्वा/-

(कल्याणकुमार डहाट)

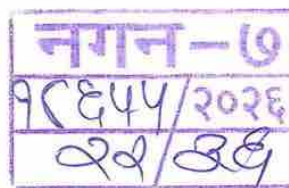
तहसीलदार, नागपूर

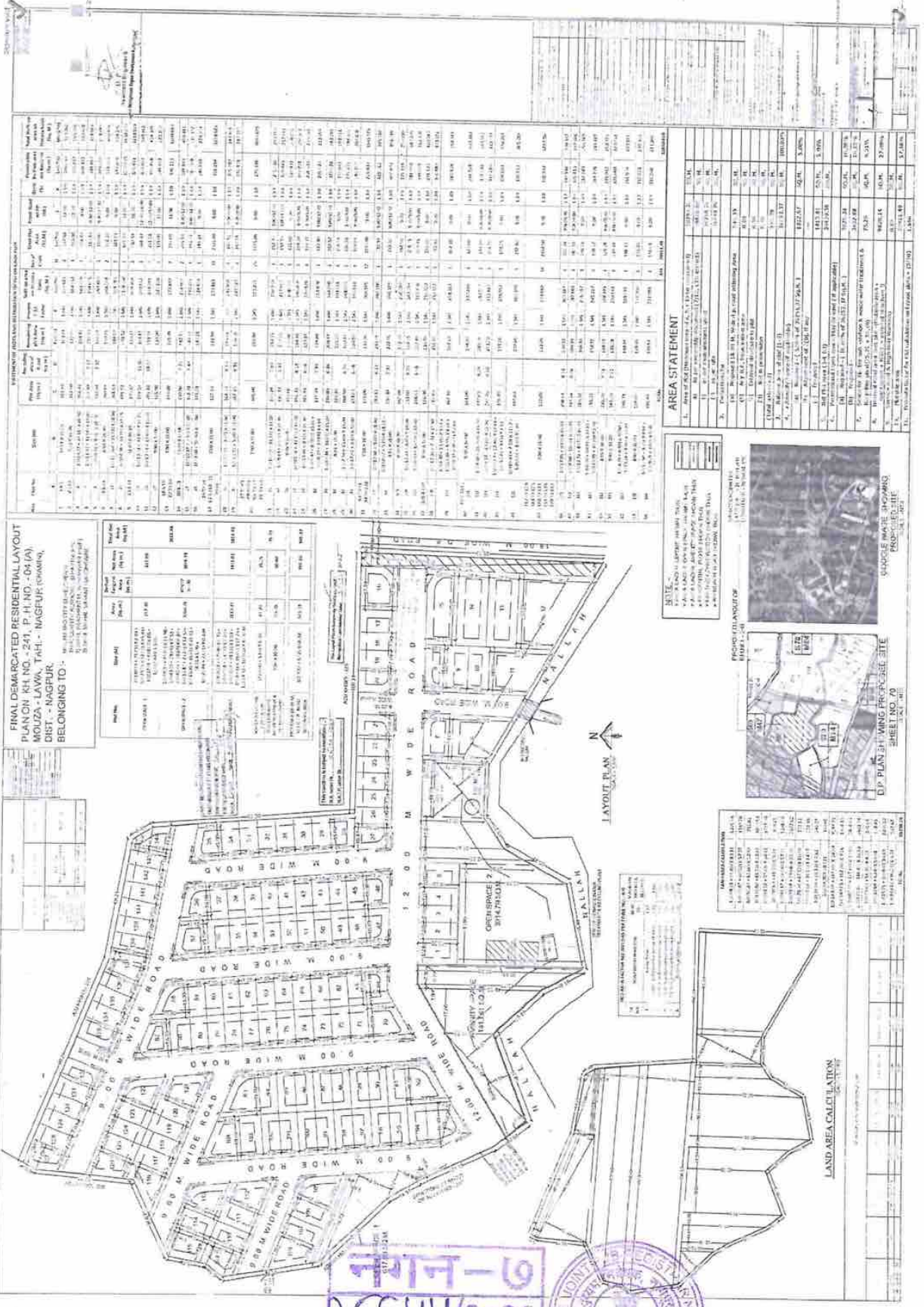
(ग्रामीण)

प्रतिलिपी :

१. मा. जिल्हाधिकारी, नागपूर (अकृषक शाखा) यांना माहितीस सविनय सादर.
२. उप अधिक्षक भूमी अभिलेख, नागपूर (ग्रा.) यांना माहितीस व उचित कार्यवाहीस अग्रेषित.
३. मा. कार्यकारी अभियंता -१, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांना माहितीस सविनय सादर.
४. सह. जिल्हा निबंधक श्रेणी - २, क्रं. ७ व १० नागपूर (ग्रामीण) यांना माहितीकरीता अग्रेषित.
५. ग्राम अधिकारी सा. क्रं. ४-अ मौजा - लाव्हा यांना सदर आदेशाची नोंद गाव नमुना-२ मध्ये नोंद घेण्यास व आवश्यक कार्यवाहीस अग्रेषित.
६. अर्जदार मेसर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार विशाल वसंत गंधेवार, प्रशांत मनोहरराव बोंगीरवार एच.यु.एफ., रा. ११, खरे टाऊन, धरमपेठ, नागपूर-४४००१० यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यास रवाना.

[Signature]
तहसीलदार, नागपूर
(ग्रामीण)





FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO. 241, P.H. NO. 04(A),
MOUNDA - LAWA, TAL. - NAGPUR (CHHAR),
DIST. - NAGPUR.
BELONGING TO -

Sl. No.	Plot No.	Area (Sq. M.)	Area (Sq. Yds.)	Area (Sq. Ft.)
1	1	100.00	23.68	1076.39
2	2	100.00	23.68	1076.39
3	3	100.00	23.68	1076.39
4	4	100.00	23.68	1076.39
5	5	100.00	23.68	1076.39
6	6	100.00	23.68	1076.39
7	7	100.00	23.68	1076.39
8	8	100.00	23.68	1076.39
9	9	100.00	23.68	1076.39
10	10	100.00	23.68	1076.39

नगर-७
ACB44/2023
23/28



NOTE:
1. The layout is prepared in accordance with the provisions of the Nagpur Municipal Corporation Act, 1947 and the Nagpur Municipal Corporation (Amendment) Act, 1952.
2. The layout is prepared in accordance with the provisions of the Nagpur Municipal Corporation (Amendment) Act, 1952.



AREA STATEMENT

1. Area of the site (Total area)	100.00
2. Area of the site (Net area)	100.00
3. Area of the site (Gross area)	100.00
4. Area of the site (Net area)	100.00
5. Area of the site (Gross area)	100.00
6. Area of the site (Net area)	100.00
7. Area of the site (Gross area)	100.00
8. Area of the site (Net area)	100.00
9. Area of the site (Gross area)	100.00
10. Area of the site (Net area)	100.00

LAND AREA CALCULATION

1. Area of the site (Total area)	100.00
2. Area of the site (Net area)	100.00
3. Area of the site (Gross area)	100.00
4. Area of the site (Net area)	100.00
5. Area of the site (Gross area)	100.00
6. Area of the site (Net area)	100.00
7. Area of the site (Gross area)	100.00
8. Area of the site (Net area)	100.00
9. Area of the site (Gross area)	100.00
10. Area of the site (Net area)	100.00

CHALLAN
MTR Form Number-6

CHN	XXXXXXXXXXXX	XXXXXXXXXXXX	Date: 16/06/2023	Form ID
Department: Registrar General of Registration		Payer Details		
Type of Payment: Stamp Duty		TAX ID / TAN (If Any)		
Office Name: HUDA, AT NAGPUR RD & SUB REGISTER		PAN No. (If Applicable)		
Location: NAGPUR		Full Name: SACHIN VALLABH SHINDE		
Year: 2023-24 One Time		Flat/Shop No.: NAGPUR		
Amount Paid (Rupee)		Amount In Ru.		
Stamp Duty		Stamp Duty		
Registration Fee		Registration Fee		
Total		Total		
FOR USE IN RECEIVING BANK		FOR USE IN RECEIVING BANK		
CHALLAN NO.		CHALLAN NO.		
Date		Date		
Bank Name		Bank Name		
Branch Name		Branch Name		
Account No.		Account No.		
Date		Date		

नगन-४
३६०५/२०२३
१/१५



नगन-४
३६०५/२०२३
२/१५



CHALLAN
MTR Form Number-6

CHN	XXXXXXXXXXXX	XXXXXXXXXXXX	Date: 16/06/2023	Form ID
Department: Registrar General of Registration		Payer Details		
Type of Payment: Stamp Duty		TAX ID / TAN (If Any)		
Office Name: HUDA, AT NAGPUR RD & SUB REGISTER		PAN No. (If Applicable)		
Location: NAGPUR		Full Name: SACHIN VALLABH SHINDE		
Year: 2023-24 One Time		Flat/Shop No.: NAGPUR		
Amount Paid (Rupee)		Amount In Ru.		
Stamp Duty		Stamp Duty		
Registration Fee		Registration Fee		
Total		Total		
FOR USE IN RECEIVING BANK		FOR USE IN RECEIVING BANK		
CHALLAN NO.		CHALLAN NO.		
Date		Date		
Bank Name		Bank Name		
Branch Name		Branch Name		
Account No.		Account No.		
Date		Date		

नगन-४
३६०५/२०२३
३/१५



नगन-४
३६०५/२०२३
४/१५



नगन-७
१६६५५/२०२६
२४/०६



POWER OF ATTORNEY.
(FOR ADMISSION)

This POWER OF ATTORNEY is made and executed on this 24th day of April, 2023 by and between:-

M/s. Metrocity Developers (Pan No. ABQPM-0082-L) a partnership firm having its office 11 A Ground Floor, Khare Town, Near Dhanwari Heights, Dharampeth, Nagpur through its authorized partners,

1. **Shri. Prashant Bongirwar (HUF)** through its Karta **Shri. Prashant S/o Shri. Manoharrao Bongirwar**, Aged about 52 years, Occ. Business, P/o Plot No. 11-A, Khare Town, Dharampeth, Nagpur - 440010.
2. **Shri. Vishal S/o. Vasant Gandhewar**, aged about 40 years Occ. Business, P/o Flat No. 207, Rachana Sahil Apartment, Subhash Nagar T-Point, South Ambazari Road, Nagpur - 440022
3. **Smt. Vrushali W/o. Prashant Bongirwar**, aged about 48 years, Occ. Business, resident of 11-A, Khare Town, Dharampeth, Nagpur - 440010,
4. **Shri. Vedant S/o. Shri. Prashant Bongirwar**, aged about 21 years, Occ. Business, resident of 11-A, Khare Town, Dharampeth, Nagpur - 440010,

Whereas we the aforesaid executants are the owners of various immovable properties, having its office at 11 A Ground Floor, Khare Town, Near Dhanwari Heights, Dharampeth, Nagpur similarly we hold General Power of Attorney from various Land Owners; AND

Whereas, in the aforesaid capacity we are required to execute various deeds and documents viz. Agreement to Sell, Sale Deeds, Deed of declaration, Deed of Cancellation, Correction Deeds, Transfer Deed, any other deeds etc. in respect of our properties and to get the same registered in accordance with the law in force; AND

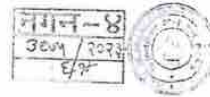
Whereas, due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before competent registration officer/Authorities and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf. And whereas **Mr. Sachin Vijay Bankar**, Aged 30 Years, Occ. Service, Address S/o Plot No 7, Near Hanuman Mandir, Usman Layout, Copal Nagar 3rd Bns Shop, Nagpur-440022 is ready and willing on our behalf as our lawful attorney for the above said purpose,

NOW THEREFORE, THIS DEED WITNESSETH AS UNDER

We, the executants named hereinabove do hereby nominate, constitute and appoint **Mr. Sachin Vijay Bankar**, Aged 30 Years, Occ. Service, Address S/o Plot No 7, Near Hanuman Mandir, Usman Layout, Copal Nagar 3rd Bns Shop, Nagpur-440022 as our Constituted Attorney to do and perform the following acts and things that is to say:

To present the deeds and documents executed by us before the Competent registering Authority and to admit the contents of the said Documents to the extent of our execution only,

AND we, the Executants named hereinabove further state that the acts and things done by our said Constituted attorney in admission of the said documents shall be binding on us as if we have done the



same. We undertake to ratify the acts and things done or Deeds or Documents submitted by them.

IN WITNESS WHEREOF, We the aforesaid Executants have signed and executed this Deed of Power of Attorney at NAGPUR on the day and year first above written.



M/s. Metrocity Developers
Through its authorized partners

Shri. Prashant Bongirwar (HUF)
through its Karta **Shri. Prashant S/o Shri. Manoharrao Bongirwar**,

Gandhewar



Shri. Vishal S/o. Vasant Gandhewar,



Smt. Vrushali W/o. Prashant Bongirwar,



Shri. Vedant S/o. Shri. Prashant Bongirwar,

(EXECUTANTS)



Sachin
Mr. Sachin Vijay Bankar,
(CONSTITUTED ATTORNEY)

Witnesses:

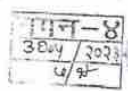
1. **Mukesh D. K.**

2. **Pankaj A. B.**



Subscribed & signed on 24/4/2023 at Nagpur.
In presence of Mr. Sachin Vijay Bankar, Constituted Attorney.
The said documents are submitted to the Registrar of Nagpur for registration.
Date: 24/4/2023
Place: Nagpur, M.P.

महाराष्ट्र सरकार, न. नं. ६, पालिका
अर्बो मंत्रालय, पुणे-४११००४
अर्बो मंत्रालय, पुणे-४११००४
अर्बो मंत्रालय, पुणे-४११००४



घोषणापत्र

मी शाचीन विजय बनकर.....या द्वारे घोषित
करतो की, दुय्यम निबंधक04..... यांचे कार्यालयात
3675..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री प्रशांत सने.दर गोविंदवार..... व इतर यांनी दिनांक
21/04/2023 रोजी मला दिलेल्या कुलमुख्यारपत्राच्या आधारे मी सदर
दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुली जबाब दिला आहे.
सदर कुलमुख्यारपत्र लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही
किंवा कुलमुख्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मय्यत झालेले नाही.
किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही.
सदर कुलमुख्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः
सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम
१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक : 06-10-26

Sachin
कुलमुख्यारपत्र धारकाचे नांव
व सही



भारत सरकार
Government of India

डालेश गोरेलाला टेम्भरे
Dalesh Gorelala Tembhre
जन्म तारीख/DOB: 05/04/1989
पुरुष/ MALE
9657441693

7390 3061 3693
VID : 9152 4936 2362 7534

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O Gorelala Tembhe, NEAR YADAV KIRANA
STOR, GANGA NAGAR, Katoiroad S.O,
Nagpur,
Maharashtra - 440013

7390 3061 3693
VID : 9152 4936 2362 7534

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

सचिन विजय बनकर
Sachin Vijay Bankar
जन्म तिथि / DOB : 13/09/1991
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग संप्रामाण्य (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन प्रमाणीकरण की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

5860 8314 5267

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता S/O विजय बनकर, प्लॉट नं. ७, हनुमान मंदिर
फावक, उसमान लेआउट, गोपाल नगर, ३रा बस स्टॉप,
नागपुर, नागपुर, महाराष्ट्र, 440022
Address: S/O Vijay Bankar, Plot no. 7, Near
Hanuman Mandir, Usman Layout, Gopal Nagar
3rd Bus Stop, nagpur, DIST:Nagpur,
Maharashtra, 440022

5860 8314 5267

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

रोहणीप्रसाद राहंगडाले
Rohaniprasad Rahangdale
जन्म तारीख/DOB: 20/01/1990
पुरुष MALE

2337 2125 4239
VID : 9172 0367 6364 1943

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
C/O. Rameshwari Patel, Katoir bypass Road,
Chimman Khon, Chimmanant nagar, Dabha,
Nagpur
Maharashtra - 440023

2337 2125 4239
VID : 9172 0367 6364 1943

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
ROHANIPRASAD RAHANGDALE
SEMICHAND RAHANGDALE
20/01/1990
Permanent Account Number
CEXP6392R

रोहणीप्रसाद
Signature

भारत सरकार
GOVT. OF INDIA

रोहणीप्रसाद राहंगडाले
रोहणीप्रसाद

नगन-७
१९६५५/२०२६
२९/३९




 भारत सरकार
 Government of India
 राजा पुनराम शरणगढ़
 Ramesh Purnam Sharnagat
 जन्म तिथि / DOB : 27/10/1987
 लिंग : Male

6376 4368 2705

आम आदमी का अधिकार

Signature


 Unique Identification Authority of India
 राजा पुनराम शरणगढ़, जन्म, शरणगढ़
 राजा, शरणगढ़, 440023
 Address: Raja Purnam Sharnagat, Sharnagat
 Raja, Sharnagat, 440023
 6376 4368 2705



 help@uidai.gov.in www.uidai.gov.in

नमन-७
 १८६५५/२०२६
 ३०/३६



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 2026100603769	06 October 2026, 01:45:38 PM नगन7												
मूल्यांकनाचे वर्ष : 2026 जिल्हा : नागपूर तालुका : तालुका : नागपूर (ग्रामीण) उपमूल्य विभाग : 9.1.1-महामार्गासन्मुख रहिवास व इतर वापराच्या विकसीत जमिनी मधील भूखंड क्षेत्राचे नांव : Nagpur Municipal Corporation सर्वे नंबर/ गट नंबर : 241													
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>भोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>7550</td> <td>25810</td> <td>29680</td> <td>32260</td> <td>0</td> <td>चौ. मीटर</td> </tr> </tbody> </table>		खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजमापनाचे एकक	7550	25810	29680	32260	0	चौ. मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजमापनाचे एकक								
7550	25810	29680	32260	0	चौ. मीटर								
मिळकतीचे क्षेत्र 112.5 चौ. मीटर Layout Plot													
Applicable Rules : ,16 क													
1. 112.5 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 7550/- 112.5 चौ. मीटर क्षेत्रासाठी मूल्य = 112.5 * 7550 = 849375/-													
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य = 849375 + 0 = Rs. 849375/- = ₹ आठ लाख एकोणपन्नास हजार तीन शे पंच्याहत्तर /-													

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[Print](#)

नगन-७
 १८६५५/२०२६
 ३१/१२



DEFACED
₹ 126000.00
DEFACED

Challen Defaced Details

Print Date 06-10-2026 04:02:47



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

Account No : 1026069509558

Payment Date : 06/10/2026

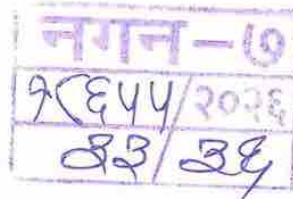
Received from Purchaser, Mobile number 9823618846, an amount of Rs.1440/- towards Document Handling Charges for the iSARITA 1.9 on Document No. NGP7-18655-2026 dated 06/10/2026 in the Joint District Registrar office of the District Nagpur.



Payment Details

Bank Name :	SBIN	Receipt Date :	06/10/2026
Bank CIN :	10029762026100608877	REF No. :	1480405773835
Deface No :	1026069509558D	Deface Date :	06/10/2026

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



नगन-७
१८६५५/२०२६
३४/३६



18655

06 ऑक्टोबर 2026 16:01

नगत 7

34/26

दस्त क्रमांक : 18655/2026

दस्त प्रकार : विक्रीपत्र

बाजारमूल्य : ₹ 8,49,375/-

मोबदला : ₹ 18,00,000/-

भरलेले मुद्रांक शुल्क : ₹ 1,08,000/-

नोंदणी फी माफी असल्याची तपशील :

मुद्रांक शुल्क माफी असल्याची तपशील :

दस्त सादर करण्यात आलेले सह दुय्यम
निबंधक कार्यालय : सह दु.नि.नागपूर 7
अ. क्र.:18655 दिनांक : 06-10-2026
वेळ : 15:59 वा. सादर केला

पावती क्रमांक : 22086
पावती दिनांक : 06/10/2026
सादरकर्त्याचे नाव : रोहणीप्रसाद राहांगडाले

नोंदणी फी : ₹ 18,000
दस्त हाताळणी फी : ₹ 1,440
पृष्ठांची संख्या : 36

एकूण : ₹ 19,440/-

रोहणीप्रसाद राहांगडाले

दस्त सादर करणाऱ्याचे नाव व सही

योगिणी नामदेवराव कडू
सह दु.नि.नागपूर 7
शिक्षा क्रमांक 1 (सादरीकरण)
तारीख: 06-10-2026, वेळ : 15:59

योगिणी नामदेवराव कडू
सह दु.नि.नागपूर 7
शिक्षा क्रमांक 2 (फी)
तारीख: 06-10-2026, वेळ : 16:00

मुद्रांक शुल्क: (25-व) पुढील हद्दीत असलेल्या स्यावर मालमतेच्या बाबतीत असेल तर → (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या भागांतल्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

Payment Details:

Purchaser Name		Payment Head	Amount to be Paid		Paid Amount	Payment Mode	Reference No.					
Bhumeshwari R Rahangdale And Rohaniprasad Rahangdale		<table><tr><td>SD</td><td>SD LBT</td></tr></table>	SD	SD LBT	<table><tr><td>90000 (5%)</td><td rowspan="2">108000</td></tr><tr><td>18000 (1%)</td></tr></table>	90000 (5%)	108000	18000 (1%)		108000.00	eChallan	GRN Number: MH011362468202627E Defacement No.: 0006473195202627 Deface Date: 06/10/2026
SD	SD LBT											
90000 (5%)	108000											
18000 (1%)												
2		DHC	1440		1440	DHC	PRN No.: 1026069509558 Defacement No.: 1026069509558D Deface Date: 06/10/2026					
3	Bhumeshwari R Rahangdale And Rohaniprasad Rahangdale	RF	18000		18000	eChallan	GRN No.: MH011362468202627E Defacement No.: 0006473195202627 Deface Date: 06/10/2026					

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] [LBT: Local Body Tax]





06-10-2026 16:06

दस्त गोपबारा भाग-2

नगन7

दस्त क्रमांक:18655/2026

38/26

दस्त क्रमांक : नगन7/18655/2026

दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	द्वयाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :मेमर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार प्रशांत मनोहरराव बोंगीरवार एच यु एफ, मेमर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार विशाल वसंत गंधेवार ज्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. सचिन विजय वनकर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: ११ ए खरे टाउन धर्मपेठ,नागपूर,आधार क्र 256315653287, महाराष्ट्र, नागपूर. पैन नंबर: ABQFM9982L वय: 34	Sachin		
2	लिहून घेणार	नाव :रोहणीप्रसाद राहांगडाले पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: काटोल बायपास रोड, भिवसेन खोरी, चिंतामणी नगर, दाभा, नागपूर,आधार क्र 2337 2125 4239, महाराष्ट्र, नागपूर. पैन नंबर: CEXPR6392R वय: 36	रोहणीप्रसाद		

वरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 (कबुलीजबाब)

तारीख:- 06-10-2026 वेळ :16:03

योगिणी नामदेवराव कडू

सह दु.नि.नागपूर 7

ओळख:-दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आचार 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	पॉवर ऑफ अटॉर्नी होल्डर सचिन विजय वनकर	06-10-2026 04:04:21 म.नं.	सचिन विजय वनकर M 1168792509876822016
2	लिहून घेणार रोहणीप्रसाद राहांगडाले	06-10-2026 04:04:01 म.नं.	रोहणीप्रसाद राहांगडाले M 1427111842116358144

95844 नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण 38 पाने आहेत.

योगिणी नामदेवराव कडू

सह दु.नि.नागपूर 7

शिक्षा क्र.4 (ओळख)

तारीख:- 06-10-2026 वेळ :16:04

सह दुय्यम निबंधक

नागपूर क्र. ७,

दि ०८ माहे १० सन २०२६



